Karen Johnson Davidson County
Batch# 638139 DEEDWARR
05/18/2021 10:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20210518-0066751

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34461-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Locksmith Pro inc ATTN: Twana Ali 2115 Murfreesboro Pike,Nashville, TN 37217	New Owner	135-00-0-065.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Annette Filippone** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Locksmith Pro inc, a Tennessee corporation** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the unrecorded Map of D. M. White's Subdivision near Una, Tennessee, described as follows:

Beginning at a point in the southerly margin of Murfreesboro Road at the corner of Lots Nos. 29 and 30; thence with the line between said lots, westerly 181.7 feet to the east line of a 15 foot strip shown on said plan; thence with the line of the same southerly 80.5 feet to a point; thence easterly 169 feet, more or less, to the westerly margin of Murfreesboro Road; thence with the margin of the same northerly 70 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED therefrom is that portion of the premises conveyed to the State of Tennessee for highway right-of-way by Deed of record in Book 2906, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said excluded portion of the premises.

Being all of the same property conveyed to Kitty S. Parker by Warranty Deed dated June 5, 1987 from Jerry R. Page and wife, Beverly Page and James E. Clark, Jr., and wife, Betty Clark of record in Book 7260 Page 534, Register's Office for Davidson County, Tennessee. The said Kitty S. Parker having since died testate on April 20, 2013. The said property was devised to Annette Filippone by the Last Will and Testament and Codicil No. 1 to the Will of Kitty Sue Parker of record in Docket No. 13P-849, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The said property was further conveyed to Annette Filippone by Personal Representative's Quitclaim Deed dated October 31, 2013 from J. Stephen Brown, Personal Representative of the Estate of Kitty Sue Parker of record in Instrument No. 20131105-0114680, Register's Office for Davidson County, Tennessee. Kitty S. Parker being one and the same person as Kitty Sue Parker.

THIS is improved commercial real property known as 2115 Murfreesboro Pike, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14th day of May, 2021.

Annette Filippone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Annette Filippone, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 14th day of May, 2021.

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/8/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me this
14th day of May, 2021.

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/8/24

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 135-00-0-065.00. Current year taxes have been prorated at closing and assumed by the Grantee.

3. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6229, page 490, Register's Office for Davidson County, Tennessee.

4. Subject to the right-of-way Deed to the State of Tennessee, of record in Book 2906, page 77, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

