WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2021 .

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
El Ranchito Market, LLC, a Tennessee limited liability company	New Owner	043-14-0-054.00
(NAME)	(NAME)	
606 E Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 645298 **DEEDWARR**
05/27/2021 12:26:22 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210527-0071963

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Claresa Anita Harrison**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **El Ranchito Market, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, and being more properly described according to a survey by Phillip E. Holmes, T.R.L.S. #1728, dated October 1, 2004, as follows:

BEGINNING at an iron pin, being on the southerly right of way of Old Hickory Boulevard, also being the southwestern corner of Lot 46 Lanier Park Phase One, found of record in Instrument No. 20021022-0129511, in the Register's Office for Davidson County, Tennessee. Thence; along said right of way South 81 deg. 44 min. 26 sec. West, a distance of 210.11 feet to the point of BEGINNING of the tract herein described; thence South 10 deg. 08 min. 11 sec. East, a distance of 133.24 feet to a point; thence South 79 deg. 51 min. 49 sec. West, a distance of 73.91 feet to a point; thence, North 38 deg. 24 min. 51 sec. West, a distance of 156.81 feet to an iron rod in the right of way of Old Hickory Boulevard; thence, along said right of way, North 81 deg. 44 min. 26 sec. East, a distance of 148.27 feet to the point of beginning, containing 0.34 acre or 14,975.27 square feet, more or less.

Being part of the same property conveyed to Claresa Anita Harrison by Quitclaim Deed from Shirley Ann McCrary Harrison, Robert Lyle Harrison, Charles Henry Harrison, Shannon Leigh Harrison Faley, Jaclyn Marie Harrison Patterson, David Keith Harrison, Robert Gregory Harrison, Joy Marie Harrison Creighton, Michael Eric Harrison, Delacey Michele Clymer and Donald Ray Estes, heirs at law of Herschel Henry Harrison, Jr., recorded January 25, 2006 in Instrument No. 20060125-0009476, Register's Office for Davidson County, Tennessee. See also Affidavit of Notary recorded April 20, 2016 in Instrument No. 20160420-0038346, Register's Office for

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-SB-ERM 21606

Davidson County, Tennessee.

Being the same property conveyed to Herschel H. Harrison and wife, Alma Harrison by Deed from Jack W. Ray, Bovie Ray and Milton Ray, recorded July 10, 1935 in Book 967, Page 515, Register's Office for Davidson County, Tennessee. The said Alma Harrison having since died and her interest in said property having vested in her husband, Herschel H. Harrison. The said Herschel H. Harrison having since died testate, naming Shirley Ann McCrary Harrison, Robert Lyle Harrison, Charles Henry Harrison, Shannon Leigh Harrison Faley, Jaclyn Marie Harrison Patterson, David Keith Harrison, Robert Gregory Harrison, Joy Marie Harrison Creighton, Michael Eric Harrison, Delacey Michele Clymer and Donald Ray Estes as the beneficiaries under his Will, recorded in Will Book 8-P, Pages 216 through 221, Office of the Clerk and Master of DeKalb County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 606 E Old Hickory Blvd, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 20th day of May, 2021.

Claresa Anita Harrison

Claresa Anita Harrison

State of Florida
County of Seminole

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claresa Anita Harrison, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2021 .

Notary Public:

My Commission Expires: 1/9/24

FARYAL COOPER
Notary Public - State of Florida
Commission # GG 936396
My Comm. Expires Jan 4, 2024
Bonded through National Notary Assn.

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

File No.: 1157449
Warranty Deed TN