RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Name and Address of New Owner:
Southernup, LLC, a Tennessee limited liability company
912 Curdwood Boulevard
Nashville, TN 37216

Send Tax Bills To:
Southernup, LLC, a Tennessee limited liability company
P.O. Box 3051, Brentwood, TN 37024

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 646714 DEEDWARR
06/01/2021 10:10:23 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210601-0072855

Map & Parcel No: 61 10 169.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rhonda P. Corban, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey **unto Southernup, LLC, a Tennessee limited liability company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF MAPLEWOOD MANOR SUBDIVISION, OF RECORD IN BOOK 547, PAGE 162, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPELETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO RHONDA P. CORBAN, UNMARIED, BY WARRANTY DEED FROM DIXIE C. CLINE, UNMARRIED, RECORDED ON SEPTEMBER 15, 2000, OF RECORD IN INSTRUMENT NO. 20000915-0091865, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 912 CURDWOOD BLVD., NASHVILLE, TN 37216.

Charles W. Mchan Jr is joining to convey any rights he may have, marital or otherwise.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of May, 2021.

* Charles W McHAN
By
Attorney in fact (SEAL)
Charles W Mchan Jr, by Rhonda P. Corban, as Attorney-In-Fact

(SEAL)
Rhonda P. Corban

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Rhonda P. Corban with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Charles W. Mchan Jr the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Charles W. McHan Jr by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of May 2021.

My Commission Expires: _____

JOHN ALFRED BELL JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-4-2022

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 28th day of May, 2021.

Leah Moore
Notary Public
My commission expires: _____
File No. 2021-2706

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025