Prepared by:
Record and Return to:
Chadwick & Rosenthal Title, Inc.
1820 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 646800 DEEDWARR
06/01/2021 11:23:31 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20210601-0072972

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $370,000.00.

Affiant

Subscribed and sworn to me on 05/27/21.

NOTARY PUBLIC
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

MY COMMISSION EXPIRES DECEMBER 17, 2021

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mack Props, LLC 1519 Amesbury Lane Franklin, TN 37069	New Owner	090 12 0 257.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Randy McQuien Jr. and wife, Janelle McQuien, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Mack Props, LLC, hereinafter called "**GRANTEE**," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 20 on the Plan of the Resubdivision of Part Lot 21 (Lots Nos 5, 6, 7, 8) in Subdivision of the B.F. Cockrill Farm, as of record in Plat Book 421, Page 21, Register's Office for said County, described as follows:
>
> Beginning in the center of Croley Drive at a point 35 feet South of the corner of Lots Nos 19 and 20, the Southeast corner of the property conveyed to George Richard Miller and wife by deed from C.E. Francis and wife of record in Book 2921, Page 579, said Register's Office; thence with the center of said Drive, Southwardly 70 feet; thence North 89-1/2 deg West 200 feet; thence North 5 deg East 70 feet to a point 35 feet South of the line between Lots Nos 19 and 20 the Southwest corner of said Miller property; thence with the Southerly line of said Miller property, South 89-1/2 deg East 200 feet to the beginning.
>
> Being the same property conveyed to Randy McQuien, Jr. and wife and Janelle McQuien, by Warranty Deed from Jo Ann Eddy Somers, an unmarried individual, of record in Instrument No. 20130614-0061207, in the Register's Office of Davidson County, Tennessee, dated May 28, 2013 and recorded on June 14, 2013.
>
> This is improved property known as 571 Croley Dr, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and 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.

Witness our hands on 05/27/2021.

Randy McQuien Jr.

Janelle McQuien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/27/21, before me personally appeared Randy McQuien Jr. and Janelle McQuien, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 05/27/2021.

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 03-03-2025