Karen Johnson Davidson County
Batch# 648206 DEEDWARR
06/02/2021 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210602-0074064

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sam Stein
1509 Long Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
First National Bank of Middle Tennessee
1008 Williams Drive Suite 301
Murfreesboro, TN 37129

MAP 094
GROUP 01 0
PARCEL 375.00

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 considerations, the receipt and sufficiency of which are hereby acknowledged, **Mission Properties, LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sam Stein, a single man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in County, State of Tennessee, described as follows, to-wit:

Being Lot No. 196 on the Plan of Edgefield Land Company's Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot 196 fronts 50 feet on the Northerly side of Long Avenue and runs back between lines 150 feet to an alley.

Being the same property conveyed to Cornerstone Investments, Inc. by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated November 6, 2009 and filed of record December 12, 2009 in Instrument No. 20091201-0109800, Register's Office for Davidson County, Tennessee. Further conveyed to Mission Properties, LLC, by Quitclaim Deed from Cornerstone Investments, Inc., dated May 10, 2011 and filed of record May 12, 2011 in Instrument No. 20110512-0036554, said Register's Office.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded plat of Edgefield Land Company, of record in Book 57, Page 130, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davivdson County.

This is improved property known as 1509 Long Avenue, Nashville, Tennessee 37206.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sam Stein, a single man, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs 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 this the 27th day of May, 2021.

Mission Properties, LLC., a Tennessee Limited Liability Company

By: Lane Wallace, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member of Mission Properties, LLC., a Tennessee Limited Liability Company,** the within named bargainor, Lane Wallace as member, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **Tennessee Limited Liability Company** as such Member.

WITNESS my hand and official seal at office this 27th day of May, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $410,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of May, 2021.

NOTARY PUBLIC
My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022