Karen Johnson Davidson County
Batch# 663251 DEEDWARR
06/23/2021 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20210623-0085002

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
MTA Acquisitions, LLC 113 Cumberland Avenue Madison, TN 37115	MTA Acquisitions, LLC 113 Cumberland Avenue Madison, TN 37115	043-09-0-087.00

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, **Dennis L. Witzenburg and Charlotte E. Witzenburg, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MTA Acquisitions, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a tract or parcel of land located in Madison, Davidson County, Tennessee, being Lot Nos. 4, 5, 6, 7 and 8, Block D on the Plan of Woodlawn Estates, as of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee and described according to a ALTA/As-Build Survey, by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated November 9, 2011, as follows:

Beginning at the Southwesterly corner of Lot 4;
1) Thence North 04 degree 36 minutes 09 Seconds West 165.0 feet to iron pin;
2) Thence North 86 degrees 57 minute 04 seconds East 250.0 feet to an iron pin;
3) Thence South 04 degrees 36 minutes 09 seconds East 165.00 feet to an iron pin;
4) Thence South 86 degrees 57 minutes 04 seconds West 250.00 feet to the point of beginning.

Being the same property conveyed to Dennis L. Witzenburg and Charlotte E. Witzenburg by Warranty Deed from ABE's Garden, a Tennessee Non-Profit Corporation of record in Instrument No. 20141202-0110327, Register's Office for Davidson County, Tennessee, dated December 01, 2014 and recorded on December 02, 2014.

This conveyance is made subject to: (1) Real Property Taxes for 2021 and all subsequent years, liens not yet due or payable; (2) All matters shown on the Plan of record in Plat Book 843, Page 82; (3) Rights of tenants in possession, as tenants only, under unrecorded leases, if any, & (4) All restrictions, easements, covenants, conditions and planning documents of record not stated herein, Register's Office for Davidson County, Tennessee.

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 22nd day of June, 2021.

(SEAL)
Dennis L. Witzenburg

(SEAL)
Charlotte E. Witzenburg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2021, before me personally appeared Dennis L. Witzenburg and Charlotte Witzenburg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of June, 2021.

Notary Signature
My commission expires: 10-12-2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 $1,400,000.00, 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
22nd day of June, 2021.

Notary Public
My commission expires: 10/2/23
File No. 2021-507

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Matthew Anderson, 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 Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

