Karen Johnson Davidson County
Batch# 663319 DEEDWARR
06/23/2021 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20210623-0085087

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson BB)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Joshua C. Sublon
Affiant

Subscribed and sworn to before me, this 22nd day of June, 2021.

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Bethany D. Scott
Notary Public

My Commission Expires: 3/7/22

Address New Owner As Follows:
MJH Ventures, LLC
1139 Battery Lane
Nashville, TN 37220

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
131-11-0-080.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, MATT THOMAS FOLSOM, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MJH VENTURES, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the East part of Lot No. 1, Section VII, Seven Hills, of record in Book 3106, page 32, Register's Office for said County.

BEGINNING at a point in the West margin of Granny White Pike, at the corners of Lots 1 and 2; thence with said Pike, South 11 degrees W. 140 feet; thence leaving said Pike, North 84 degrees 59 minutes W. 295.1 feet to an iron pin; thence along the new Lot line between Lots 1 and 3, North 25 degrees 55 minutes East 176.7 feet to the Southwest corner of Lot No. 2; thence with the line between Lots 1 and 2, East 248 feet to the point of BEGINNING.

Being the same property conveyed to DON C. SHARER AND WIFE, JOHNNYE C. SHARER, by deed from HAURY & SMITH CONTRACTORS, INC., of record in Book 3769, page 575, dated June 24, 1964, said Register's Office. Being further conveyed to DON C. SHARER AND WIFE JOHNNYE C. SHARER, TRUSTEES U/A/D AUG 28 1996 OF THE SHARER JOINT REVOCABLE LIVING TRUST AGREEMENT, by quitclaim deed from DON C. SHARER AND WIFE, JOHNNYE C. SHARER, of record in Book 10175, page 102, dated August 28, 1996, said Register's Office. Being further conveyed to GEORGE W. CHERRY, JR.. TRUSTEE OF THE 2003 SHARER IRREVOCABLE TRUST, by quitclaim deed from, MATT THOMAS FOLSOM, SUCCESSOR TRUSTEE OF THE 1996 SHARER TRUST, of record in Instrument No. 20091229-0118137, dated December 28, 2009, said Register's Office. Being further conveyed to MATT THOMAS FOLSOM, by quitclaim deed from ANTHONY N. GRANGE, TRUSTEE OF THE 2003 SHARER IRREVOCABLE TRUST, of record in Instrument No. 20210521-0069316, dated May 18, 2021, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2021 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3106, page 32, said Register's Office.

This is improved property known as: 4605 Granny White Pike, Nashville, TN, 37220

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 Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of June, 2021.

Matt Thomas Folsom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATT THOMAS FOLSOM, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2023

783539.1/200736

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY