THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,200,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF July 2021 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN CHARLES SELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph L. Lackey, Jr., Trustee	**SAME AS NEW OWNER**	MAP
1608 17th Avenue South		PARCEL 104-08-0-305.00
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MKJ LLC, a Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph L. Lackey, Jr., Trustee of The Joseph L.Lackey, Jr., Revocable Trust dated November 17, 2020

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 54 on the Map of O.B. Hayes Plan of Large Lots, of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the Easterly margin of 17th Avenue South, 56 feet North of the corner of Lot Nos. 54 and 59; thence Easterly parallel to the line between said lots 152.6 feet, more or less, to the West margin of an alley; thence with the margin of said alley; Northerly 46 feet; thence Westerly 152.6 feet, more or less, to the East margin of 17th Avenue South; thence with the margin of the same Southerly 50.7 feet to the point of beginning.

Being the same property conveyed to MKJ, LLC, a corporation by Warranty Deed from Randy Alward and wife, Cathy Alward of record in Instrument No. 20150107-0001769, Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on January 07, 2015.

Being also known as 1608 17th Avenue South, Nashville, Tennessee 37212-2813.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as 1608 17th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Karen Johnson Davidson County
Batch# 679654 DEEDWARR
07/20/2021 10:45:36 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20210720-0097039

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 ___ hand( ) this the 16 day of July, 2021.

MKJ LLC, a Corporation

BY: 7/16/21

ITS:

STATE OF NEW JERSEY

COUNTY OF HUNTERDON

Before me, a Notary Public in and for said State and County, personally appeared MARK J. BERGENFUSS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the MANAGER of the maker, MKJ LLC, a **Corporation**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 16 day of July, 2021.

My Commission expires

BRIAN K. MARSHALL
NOTARY PUBLIC OF NEW JERSEY
Commission # 2309512
My Commission Expires 8/20/2024

Notary Public

BRIAN K. MARSHALL NOTARY PUBLIC NEW JERSEY