Karen Johnson Davidson County
Batch# 702209 DEEDWARR
08/20/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210820-0113154

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $330,000.00.

Affiant

Subscribed and sworn to me on 8/20/2021

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| M & S #1, LLC<br>4316 Lavergne Couchville Pike<br>Antioch, TN 37013 | M & S #1, LLC<br>8109 Hilldale Drive<br>Brentwood, TN 37027 | 165-00-0-048.00 |

**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, Deanna K. Riley and Galen K.A. Riley, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto M & S #1, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** his/her 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 described as follows:

Beginning at a spike in the center line of Rock Spring Road at the northeast corner of property conveyed to William S. Hittinger and wife by deed from Christopher C. Hamilton and wife, of record in Book 1683, page 614, Register's Office for said county; thence with Hittinger's northerly line, north 87 deg. 23' 20" west 681.33 feet to an iron pin in old fence line; thence with same, north 7 deg. 52' 30" east 749.64 feet to an iron pin and corner post; thence south 87 deg. 23' 20" east 654.72 feet to a spike in the center line of Rock Spring Road; thence with the center line of same, as follows; south 6 deg. 29' west 599.52 feet; south 4 deg. 34' west 100 feet and south 0 deg. 31' west 48.43 feet to the beginning, containing 11.38 acres, more or less.

Being the same property conveyed to JESSE O. RILEY AND WIFE, AUGAZELLE GRIMES RILEY, by deed from CARRIE D.COLE TOMLINSON, of record in Book 1851, page 489 , dated June 15, 1950 , said Register's Office.
The said Jesse O. Riley having since died on or about October 1, 1982, leaving Augazelle Grimes Riley the surviving tenant by the entirety. The said Augazelle Grimes Riley having since died intestate on or about February 24, 2001 leaving said property to Anthony Riley pursuant to her will of record in Instrument No. 20030512-0063408. For further reference see Affidavit of Inheritance of record in Instrument No. 20110901-0067769, said Register's Office. Cheryl Riley further conveyed to Anthony J. Riley by quitclaim deed of record in Instrument No. 20110901-006770, dated August 29, 2011, said Register's Office. The said Anthony Riley having since died intestate leaving said property to Deanna K. Riley and Galen K.A. Riley pursuant to Affidavit of Heirship of record in Instrument No. 20210708-0092260 and Instrument No. 20210708-0092261, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20110901-0067771 AND INSTRUMENT NO. 20160203-0010525, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 4316 Lavergne Couchville Pike, Antioch, Tennessee 37013.

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, his/ her 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 GRANTEES, 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 8/20/2021

Deanna K. Riley

Galen K.A. Riley

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 8/20/2021 before me personally appeared Deanna K. Riley, 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 8/20/2021

NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

**STATE OF** Tennessee
**COUNTY OF** Hamilton

On 8/19/21, before me personally appeared Galen K.A. Riley, 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 8/19/21.

NOTARY PUBLIC

My Commission Expires: 8-19-22

ASHLEY NICOLE PRICE STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES APRIL 16, 2022

Certificate of Authenticity

I, John Cobb Rochford, do hearby 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. on August 20, 2021

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on August 20, 2021.

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY