Karen Johnson Davidson County
Batch# 703661 DEEDWARR
08/24/2021 11:07:15 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20210824-0114205

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19 DAY OF Aug, 2021.

NOTARY PUBLIC
My Commission expires: _____

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21080009

Address of New Owner
Abigail Rockey
717 Virginia Avenue
Nashville, TN 37216

Send Tax Bills To:
~~Same~~ new owner
3809 Baxter Ave
Nashville, TN 37216

Tax Information:
061-10-0-214.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mobile Home Partners of TN, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Abigail Rockey, an unmarried woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Beatrice Heights of record in Plat Book 5190, Page 444, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Mobile Home Partners of TN by Warranty Deed from T and L Homes, LLC, a Tennessee Limited Liability Company, dated 08/27/2018 and recorded on 08/30/2018 in Instrument No. 20180830-0086175, Register's Office for Davidson County, Tennessee.

This is property generally located:
717 Virginia Avenue, Nashville, TN 37216

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 5190, Page 44, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

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. Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. Grantor further covenants and binds itself, its successors, and/or assigns, to warrant and forever defend the title to the said land to the 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BMR-21-717

IN WITNESS WHEREOF, **Mobile Home Partners of Tennessee, LLC** has caused this instrument to be executed, this the 19 day of August, 2021.

MOBILE HOME PARTNERS OF TENNESSEE, LLC

By: John D. Peppers
As: Sole Member

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **John D. Peppers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Sole Member of **Mobile Home Partners of Tennessee, LLC**, the within named bargainor, and he as such Sole Member, executed the within instrument for the purposes therein contained by signing the name of the **Mobile Home Partners of Tennessee, LLC** by himself as such Sole Member.

This the 19 day of August, 2021.

My commission Expires: 8/27/22

NOTARY PUBLIC

