Karen Johnson Davidson County
Batch# 706240 DEEDWARR
08/27/2021 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20210827-0116075

Name and Address of New Owner:
MFI Nashville, LLC
3596 Broad Street, Suite 104
San Luis Obispo, CA 93401

Send Tax Bills To:
MFI Nashville, LLC
3596 Broad Street, Suite 104
San Luis Obispo, CA 93401

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 102 15 0 043.00

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, **Rachel Woods and Daniel Bostick, Wife and Husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MFI Nashville, LLC, a California Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, Being Lot No. 305 on the Plan of Brook Meade, Section IX, as of record in Plat Book 2331, Pages 34 and 35, as amended in Book 2901, Page 613, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rachel Woods and Daniel Bostick, Joint tenants with rights of survivorship, by Warranty Deed from Mary Mastrapasqua, of record in Instrument No. 20141105-0102356, in the Register's Office of Davidson County, Tennessee, dated November 03, 2014 and recorded on November 05, 2014.

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 25th day of August, 2021.

Rachel Woods (SEAL)

Daniel Bostick (SEAL)

STATE OF Colorado
COUNTY OF Gunnison

On this 23 day of August, 2021, before me personally appeared Rachel Woods and Daniel Bostick, 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 this 23 day of August, 2021.

Notary Signature
My commission expires: 03/21/2024

HOLLY RAE ZAHAND
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20204011205
MY COMMISSION EXPIRES MAR 21, 2024

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 $700,000.00, 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 25th day of August, 2021.

Notary Public
My commission expires:
File No. 2021-3267

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized Custodian of the original version, of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated to law on August 25, 2021 (date of document).

Affiant Signature

8/25/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of August, 2021.

Notary Public

COMMISSION EXPIRES: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

(NOTARY SEAL)