File 35013-8 BOX 14

Prepared by: Christina M. Bartee, BATSON NOLAN PLC, 105 Fifth Ave. West, Ste 201, Springfield, TN 37172 (615) 382-4420

Karen Johnson Davidson County
Batch# 710386 DEEDWARR
09/07/2021 09:33:06 AM 2 pgs
Fees: $13.00 Taxes: $1,283.90
20210907-0119312

AUBREY SALING

TO: *WARRANTY DEED*

FUNEZ REALTY INVESTMENT, LLC,
a Tennessee limited liability company

THIS WARRANTY DEED OF REALTY, executed as of the 2nd day of September, 2021, by Grantor, AUBREY SALING, a married person, to Grantee, FUNEZ REALTY INVESTMENT, LLC, a Tennessee limited liability company;

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to it, and to its successors and assigns forever, in fee simple, certain realty situated in the Tenth (10th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Situated in the Town of Goodlettsville, Tennessee, located on the north side of Moncrief Avenue, being a portion of Lot No. 12 on the rear and Lots No. 13 and 14 in the Moncrief Subdivision of Goodlettsville, Tennessee.
>
> Said portion of said lots has a frontage of only 100 feet on the north side of Moncrief Avenue. Beginning at a point on the north side of Moncrief Avenue, J.W. White's southwest corner and running west on the north side of Moncrief Avenue 100 feet to a point in the southwest corner of Lot No. 14; thence with the west boundary line of Lot No. 14, North 200 feet to the northwest corner of Lot No. 141; thence 125 feet east with the north boundary line of Lots No. 14 and 13 and a portion of Lot No. 12; thence south with J.W. White's West boundary line 150 feet more or less, to the beginning. The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.
>
> Being the same property conveyed to Aubrey Saling, an unmarried person, by Warranty Deed from Trevor Moore, an unmarried person, dated April 3, 2020, record April 6, 2020 at 2:34 P.M., appearing of record in Instrument Number 20200406-0036373, Register's Office for Davidson County, Tennessee.
>
> The above-described property has never been occupied by or used as Grantor's marital residence.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2021 taxes which are prorated and Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims; subject, however, to all enforceable restrictions

and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

AUBREY SALING Grantor

STATE OF TENNESSEE :

COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, AUBREY SALING, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 2nd day of September, 2021.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: 9/20/2022

Notary Public

Property Owners Name and Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Funez Realty Investment, LLC 1008A Villa Pl Nashville, TN 37212	SAME/OWNER
Property Address: 305 Moncrief Avenue Goodlettsville, TN, 37072	Map and Parcel No. 018-16-0-125.00

STATE OF TENNESSEE,
DAVIDSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $347,000 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 2nd day of September, 2021.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/6/2023

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON