Karen Johnson Davidson County
Batch# 712423 DEEDWARR
09/09/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20210909-0121015

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-2318-2021

WARRANTY DEED

JONATHAN RHYNE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-21-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of September 202_1

NOTARY PUBLIC

My commission expires: 9/21/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pitts Ave Self Storage, LLC P.O.Box 15 Bowling Green, KY 42102	Same address as new owner	053-12-0-272.00 053-12-0-065.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION ONE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($1,150,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES RONALD MORRISON**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PITTS AVE SELF STORAGE, LLC**, a Kentucky Limited Liability Company hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being all of Lot No. 1A, on the plan of Resubdivision of Lot #1, Odell Binkley Subdivision, of record in Instrument 201202100012065, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to James Ronald Morrison from Odell Regg Binkley, a married man, by Warranty Deed dated 04/11/2012 and recorded 04/13/2012in Instrument No. 20120413-0031523, Register's Office of said County.

Tract 2:

Land in Davidson County, Tennessee, being all of Lot No. 1, on the plan of Resubdivision of Lot #1 Odell Binkley Subdivision record in Instrument 201202100012065, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to James Ronald Morrison from Odell Regg Binkley, a married man, by Warranty Deed dated 04/11/2012 and recorded 04/13/2012 in Instrument No. 20120413-0031524,

Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 2nd day of September, 2021

GRANTOR(S)

James Ronald Morrison

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, James Ronald Morrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of September, 2021.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2025

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/2/21 (date of document).

Jennifer L. Pennell

9/2/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of September, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022