Name and Address of New Owner:
Ohoro Holdings, LLC
522 Bell Road
Antioch TN 37013

Karen Johnson Davidson County
Batch# 712969 DEEDWARR
09/10/2021 01:41:30 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20210910-0121671

Send Tax Bills To:
Ohoro Holdings, LLC
522 Bell Road
Antioch TN 37013

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 149-00-0-158

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, **Imprimus, Inc., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ohoro Holdings, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the Second Civil District of Davidson County. Tennessee, described according to a survey by John D. McCormick, Surveyor, dated August 4. 1980. as follows:

BEGINNING at an iron pin in the east margin of Bell Road, said point being 490.39 feet south of the intersection of Bell Road and Murfreesboro Road and also being the southwest corner of Lot No. S of the Houston T. Ezell Property. as shown on the Plan of record in Book 5190. Page 411. said Register's Office; thence with the southerly line of said Lot 5, south 89 deg. 07' east 148.33 feet to a point; thence leaving the southerly line of said Lot No. 5 south 10 deg, 50' east 10.2 feet to a point; thence south 89 deg. 07' cast 242.0 feet to a point; thence south 46 deg. 30' east 133.0 feet to a point, said point being the northeast corner of the property conveyed to Jerry W. Snow and Wife, by deed of record in Book 5047, Page 524, said Register's Office; thence with Snow's north line north 89 deg. 07' west 501.3 feet to an iron pin in the easterly margin of Bell Road; thence with the margin of said road northerly 100 feet to the point of beginning.

Being the same property conveyed to Robert M. Bishop and wife, Wanda J. Bishop by Warranty Deed from James M. Charlton and Gladys M. Charlton, dated March 16, 1981 and recorded March 16, 1981, of record in Book 5721, page 622, Register's Office for Davidson County, Tennessee. Being further conveyed to Imprimus, Inc., a Tennessee Corporation by Deed dated July 28, 2020 from Robert M. Bishop and wife, Wanda J. Bishop, recorded July 29, 2020, in Book 20200729-0083708, in the Official Records of Davidson County, Tennessee.

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 28th day of May, 2021.

Imprimus, Inc., a Tennessee Corporation

BY: Robert M Bishop President (SEAL)
Robert M. Bishop, President

BY: Wanda J. Bishop, Secretary
Wanda J. Bishop, Secretary

202109100121671

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned of the state and county mentioned, personally appeared Robert M. Bishop and Wanda J. Bishop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be President and Secretary, respectively, of Imprimus, Inc., the within named bargainor, a Corporation, and that such Robert M. Bishop and Wanda J. Bishop as such President and Secretary, respectively, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President and Secretary.

Witness my hand and seal, at office in Brentwood, TN, this 28th day of May, 2021.

Notary Signature

Printed Name: Tisha C Baldwin

My commission expires: 1-23-23

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $1,100,000.00, 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
28th day of May, 2021.

Notary Public
My commission expires: 05/08/2022
File No. 2021-185

WILLIAM D. CASTLEMAN JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/28/2021 (date of document).

Connie Taylor
Affiant Signature

7/30/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY'S SEAL:

