Karen Johnson Davi
Batch# 716965 **DEEDWARR**
09/15/2021 11:07:18 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20210915-0123767

WARRANTY DEED

SHARON E. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

J-TI-21-3309

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

James K Agee Geneva J. Agee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 09/02/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Memphis Investment Properties III, LLC	**New Owner**	
(NAME)	(NAME)	**050-11-0-051.00**
3309 Eaglewood Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES K. AGEE AND WIFE, GENEVA J. AGEE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEMPHIS INVESTMENT PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 596 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, Pages 79 and 80, Register's Office of Davidson County, Tennessee.

Said Lot No. 596 fronts 75 feet on the Westerly side of Eaglewood Lane and extends back between lines, 137 feet on the Northerly side and 136.86 feet on the Southerly side to a line in the rear measuring 75 feet thereon.

Tract 2:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Reserve Parcel G as Shown on the Plan of Parkwood Estates, Section 4, of record in Book 3300, page 80, said Register's Office.

Said Reserve Parcel G fronts 45.35 feet on the westerly margin of Eaglewood Lane and extends back 137.0 feet on the Southerly line and 138.0 feet on the Northerly line to a line in the rear measuring 30.3 feet thereon.

Being also known as 3309 Eaglewood Ln Nashville, Tennessee 37207.
Parcel 050-11-0-051.00 Tract 1 &Tract 2

Being the same property conveyed to James K. Agee and wife, Geneva J. Agee by Warranty deed from Charles A. Wheeler, Jr., Trustee of record in Book 6916, page 277, Register's Office for Davidson County, Tennessee, dated July 14, 1986 and recorded on July 14, 1986.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 79 and 80, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3434, Page 270, in the Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3309 Eaglewood Ln, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 8th DAY OF SEPTEMBER, 2021.

James K. Agee

James K. Agee

Geneva J. Agee

Geneva J. Agee

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES K. AGEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2021.

Notary Public
My Commission Expires: 09/02/2024
(SEAL)

SHARON E. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GENEVA J. AGEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2021.

Notary Public
My Commission Expires: 09/02/2024
(SEAL)

SHARON E. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212