This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14038-DJ

Karen Johnson Davidson County
Batch# 721127 DEEDWARR
09/22/2021 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20210922-0127026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 17th day of September, 2021.

Notary Public
My Commission Expires: 5.14.2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Middle Tennessee Property Group, LLC 201 Holly Lane White House TN 37188	New Owner	033-15-0-078

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Rhonda McDonald, Sherralyn Rickenbaker, and Donna Foor**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Middle Tennessee Property Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, 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. 135 on the Plan of Section Two, Primrose Acres of record in Book 2900, Pages 43 and 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 135, which is a corner lot, fronts 200.78 feet on the southerly margin of Apple Valley and fronts 193.08 feet on the westerly margin of Woodslake Drive, said frontages being joined by a curve having a length of 40.81 feet, and extends back 161 feet on the southerly line and 161.9 feet on the westerly line to a point of intersection.

Being the same property conveyed to Rhonda McDonald, Sherralyn Rickenbaker and Donna Foor, reserving a life estate for Donald Lee Long, by deed from Donald Lee Long, of record in Instrument No. 20170505-0044910, Register's Office for Davidson County, Tennessee, dated May 3, 2017 and recorded on May 5, 2017. The said Donald Lee Long died on April 15, 2021 having divested the said life estate to Rhonda McDonald, Sherralyn Rickenbaker and Donna Foor.

This is improved property located at: **1023 Woods Lake Drive, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said

taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of September, 2021.

GRANTOR:

Rhonda McDonald

Rhonda McDonald

Sherralyn Rickenbaker

Sherralyn Rickenbaker

Donna Foor

Donna Foor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rhonda McDonald, Sherralyn Rickenbacker, and Donna Foor, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of September, 2021.

Notary Public
My Commission expires: 3-1-2023

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

202109220127026

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 9-17-2021.

Affiant
Date: September 20, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of September 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY