WARRANTY DEED

Karen Johnson Davidson County
Batch# 726161 DEEDWARR
09/29/2021 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,267.25
20210929-0130764

O-BMR-21-1849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/13/22

(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)
USCMF SN Tennessee A, LLC, a Delaware limited liability company	New Owner	
(NAME)	(NAME)	**064-16-0D-075.00-CO**
8390 E. Vida de Ventura F-110, #303		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85258		
(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, **STEVE TATE, TRUSTEE OF THE IRREVOCABLE TRUST OF CONNIE J. TATE, DATED SEPTEMBER 05, 2018**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **USCMF SN TENNESSEE A, LLC, A DELAWARE 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:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Section Two, Truxton Park of record in Plat at Instrument No. 20010515-0049898, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steve Tate, trustee of The Irrevocable Trust of Connie J. Tate, dated September 05, 2018 by Quitclaim deed from Connie J. Tate (unmarried) of record in Instrument No. 20180914-0091136 Register's Office for Davidson County, Tennessee, dated September 05, 2018 and recorded on September 14, 2018.

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20010515-0049898, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 200010110100896,200010300107559,200105220529 and 200207180086907 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Law of record in Instrument Number 200011010108604, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 200011010108603, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1849 Brookmeadow Lane, Hermitage, Tennessee 37076**.

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 17th DAY OF SEPTEMBER, 2021.

Steve Tate, Trustee of The Irrevocable Trust of Connie J. Tate, dated September 05, 2018

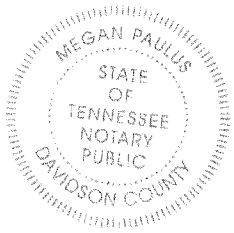
BY: _____
Steve Tate
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVE TATE, TRUSTEE of THE IRREVOCABLE TRUST OF CONNIE J. TATE, DATED SEPTEMBER 05, 2018, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this the 17th of September, 2021.

_____
Notary Public
My Commission Expires: 5/7/22
(SEAL)



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

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 28, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28 day of September 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY