STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2021.

Notary Public
MY COMMISSION EXPIRES: NOV 08 2021
File No. G21-13862

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 730161 DEEDWARR
10/05/2021 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,359.75
20211005-0133685

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MMULaw, LLC (NAME)	Michael Urquhart (NAME)	26-1-92
10 South LaSalle Street (STREET ADDRESS)	4036 Ironwood Drive (STREET ADDRESS)	
Chicago, IL 60603 (CITY) (STATE) (ZIP)	Greenbrier, TN 37073 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Bobbie Sue Wright, Trustee of Bobbie Sue Wright Revocable Living Trust Agreement dated October 9, 2006**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MMULaw, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A tract of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, described as follows:

BEGINNING in the center of Cedar Street or the Long Hollow Pike, at the northeast corner of the property conveyed to J. M. Yount, Sr., by deed from I. T. Williams, and wife, of record in Book 567, Page 198, Register's Office for said County; thence with Yount's easterly line and passing his southeast corner 429 feet to a point in a branch; thence with said branch, north 82 deg. east 103.775 feet, more or less, to the southwest corner of the property conveyed to G. T. Moore by deed from E. C. Luton of record in Book 432, Page 236, said Register's Office; thence with Moore's westerly line, northwardly 478.5 feet, more or less, to the center of said Street or Pike; thence with the center of said Street or Pike, westwardly 102.95 feet, more or less, to the beginning. Less and except the following tracts of land, Book 4912, Page 654 and Book 6716, Page 318, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobbie Sue Wright, Trustee, Bobbie Sue Wright Revocable Living Trust Agreement dated October 9, 2006 by Deed dated October 9, 2006 from Bobbie Sue Wright, recorded October 19, 2006, in Instrument Number 20061019-0129585, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 121 E. Cedar St, Goodlettsville, TN 37072.

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.

Witness my/our hand(s) this 1st day of October, 2021.

Bobbie Sue Wright Revocable Living Trust Agreement dated October 9, 2006

By: Bobbie Sue Wright Trustee
Bobbie Sue Wright, Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Bobbie Sue Wright, Trustee for The Bobbie Sue Wright Revocable Living Trust Agreement, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 2021.

Notary Public My Commission Expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, J. Andrew Conley, do hereby make oath that I am 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 September 30, 2021.

Affiant Signature

September 30, 2021
Date

State of Tennessee
County of Wilson

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

Notary's Signature
My Commission Expires: 12-13-2022

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary's Seal