Name and Address of New Owner:
Memphis Investments Property III, LLC
4701 Summer Avenue
Memphis, TN 38122

Send Tax Statements To:
Memphis Investments Property III, LLC
4701 Summer Avenue
Memphis, TN 38122

THIS INSTRUMENT PREPARED BY:
~~(Please Return Document to this Address)~~

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21081972

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-MIP-21-253

Map and Parcel: 043 15 0 249.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Richard Flatbush, Trustee of The Jane Marshall Living Trust dated October 14, 2016**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Memphis Investments Property III, 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, and being all of Lot No. 85, Section 2, Arrowhead Estates, according to survey and plat of same appearing of record in Book 5050, page 83, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Jane G. Marshall, Trustee of the Jane Marshall Living Trust dated October 14, 2016 by Quitclaim Deed filed for record on July 17, 2017 in Instrument Number 20170717-0071687, of the Register's Office of Davidson County, Tennessee. J. Richard Flatbush was named as sole successor trustee in the Third Amendment of the Jane Marshall Living Trust dated May 18, 2021.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Arrowhead Estates of record in Book 5286, page 406; All matters as set forth per plat of record in Book 5050, page 83; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 253 Warrior Road, Madison, TN 37115

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Karen Johnson Davidson County
Batch# 732048 **DEEDWARR**
10/08/2021 02:21:45 PM 2 pgs
Fees: $13.00 Taxes: $814.00



20211008-0135735

WITNESS our hand this 20th day of September, 2021.

J. Richard Flatbush, Trustee of The Jane Marshall Living Trust dated October 14, 2016

State of Tennessee

County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, J. Richard Flatbush, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of The Jane Marshall Living Trust dated October 14, 2016 and that he as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of September, 2021.

ANGELA HOWARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 5/22/25

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00.

Affiant Signature

Subscribed and sworn to before me, this 27th day of September, 2021.

LAUREN JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-17-2021

Notary Public
My Commission Expires: 10.17.21