Karen Johnson Davidson County
Batch# 743315 DEEDWARR
10/25/2021 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $728.90
20211025-0143422

Name and Address of New Owner and
Send Tax Bills To:
MM REI Holdings, LLC
PO BOX 111871
Nashville, TN 37222-1871

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road, #204
Ashland City, TN 37015

Map & Parcel No: 033-00-0-158.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Justin W. Simpson, single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MM REI Holdings, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, as Described in a Survey By G. Barry Greer, Surveyor, dated August 31, 1971, as Follows;

Beginning at a Point on Lowes Lane Corner to Underwood; Thence with Underwood' s line North 05 degrees 12 minutes East 465.9 feet to a stone; Thence North 83 degrees 34 minutes West 239.3 feet to a corner post; Thence North 04 degrees 26 minutes East 349.36 feet to a fence Corner; Thence South 77 degrees 34 minutes East 258.4 feet to a point; Thence South 02 degrees 17 minutes East 782.5 feet to the Edge of Lowes Lane; Thence running parallel with Lowes Lane West 115.00 minutes to the point of beginning, Containing 3.0 Acres, more or less.

Being the same property conveyed to Justin W. Simpson, single man by Warranty deed from William S. Warren, unmarried of record in Instrument No. 20160404-0031888 Register's Office for Davidson County, Tennessee, dated March 28, 2016 and recorded on April 04, 2016.

Being also known as 1258 Lowes Lane, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 15th day of October, 2021.

Justin W. Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2021, before me personally appeared Justin W. Simpson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 15th day of October, 2021.

Notary Signature
My commission expires: 5-5-2025

DELIA COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $197,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of October, 2021.

Notary Public
My commission expires: 5-5-2025
File No. 2021-1053



**Tennessee Certification of Electronic Document**

I, Misty M. Newcomb, do hereby make oath that I am a licensed attorney and/or 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 10/15/2021 (date of document).

Affiant Signature

10/15/2021
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 15 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

DAKOTA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
My Comm. Expires
Sep 08, 2025