WARRANTY DEED

Karen Johnson Davidson County
Batch# 757814 DEEDWARR
11/18/2021 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,500.35
20211118-0153735

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.14.2025
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
USCMF SN Tennessee A, LLC, a Delaware limited liability company	USCMF SN Tennessee A, LLC, a Delaware limited liability company	Parcel ID: 188-10-0A-096.00-CO
(NAME) 8390 E. Via de Ventura F-110, #303	(NAME) 8390 E. Via de Ventura F-110, #303	
(ADDRESS) Scottsdale, AZ 85258	(ADDRESS) Scottsdale, AZ 85258	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gary P. Morel and Janis H. Morel, Trustees of The Gary and Janis Morel Living Trust, dated November 19, 2019**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **USCMF SN Tennessee A, LLC, a Delaware limited liability company, a Delaware 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:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Carothers Crossing, Phase 2, Section 2, Lots 62-123, Final Plat Subdivision of record in Plat at Instrument No. 20070807-0093935, 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 Gary Paul Morel, Sr. and Janis H. Morel, husband and wife, by Warranty Deed from Peggy W. Rigsby, unmarried dated May 09, 2019 recorded May 13, 2019, of record as Instrument No. 20190513-0044842 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Gary P. Morel and Janis H. Morel, Trustees of The Gary and Janis Morel Living Trust dated November 19, 2019, by Quitclaim Deed from Gary Paul Morel, Sr. and Janis H. Morel, dated

November 19, 2019 recorded December 10, 2019, of record as Instrument No. 20191210-0127172 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2217 Vineyard Garden Lane, Nolensville, TN 37135

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. 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 our hands this 10 day of NOVEMBER, 21

Gary P. Morel and Janis H. Morel, Trustees of The Gary and Janis Morel Living Trust, dated November 19, 2019

BY: Gary P. Morel, Trustee
Gary P. Morel, Trustee

BY: Janis H. Morel, Trustee
Janis H. Morel, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Gary P. Morel and Janis H. Morel, Trustees of The Gary and Janis Morel Living Trust, dated November 19, 2019, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of November, 2021.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

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 11-10, 2021.

Affiant
Date: November 15, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY