PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62238
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
MJM Real Estate Investments, LLC 4427 Shepard Place Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11511004200

Karen Johnson Davidson County
Batch# 778386 **DEEDWARR**
12/22/2021 10:31:17 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20211222-0169016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ollie Paul Renfro and Betty D. Renfro, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **MJM Real Estate Investments, LLC,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of West Meade Estates, Section One, of record in Book 2663, page 110, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Ollie P. Renfro, Jr. and wife, Betty Doss Renfro by Warranty Deed from T. M. McFarlin and wife, Frances Gregory McFarlin, dated August 27, 1976 and recorded on August 30, 1976, of record in Book 5063, page 643, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 7, 2005, recorded March 9, 2005, of record in Inst. No. 20050309-0026353, said Register's Office, subject property was conveyed to Ollie Paul Renfro and Betty D. Renfro, husband and wife, and Leah Michelle Renfro as joint tenants with the right of survivorship. The said Leah Michelle Renfro has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, page 110, said Register's Office, which Plan shows an 80 foot minimum building set back line from Torrington Road a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 by 25 foot utility anchor easement located on the southwesterly front corner of said Lot.

This is improved property, known as 6338 Torrington Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of December, 2021.

Ollie Paul Renfro **Betty D. Renfro**

State of Tennessee

County of Davidson

On this 20th day of December, 2021, before me the undersigned authority, personally appeared Ollie Paul Renfro and Betty D. Renfro, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Sworn and subscribed before me this 20th day of December, 2021.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary