WARRANTY DEED

Karen Johnson Davidson County
Batch# 780777 DEEDWARR
12/28/2021 03:11:30 PM 2 pgs
Fees: $13.00 Taxes: $495.80

20211228-0170727

J-F-21-32-

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2024

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fronterra, LLC	New Owner	
(NAME)	(NAME)	
324 E Marthona Road	124 S 17th St	**042-15-0-059.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM MCAFEE AND BRITTNIE KELLY, HEIRS AND BENEFICIARIES OF THE ESTATE OF TAMMIE JO MCAFEE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRONTERRA, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lots No. 156, 157, 158 and 159 of Black B, on the unrecorded lap of the Subdivision known as Marthona, and. described according to a copy of a survey thereof by J. A. Mefford, Surveyor, as follows:

Beginning at a point in the Westerly margin of Ezell Road East at the corner of Lots No. 155 and 155; thence with the line between said lots, North 86 degrees 02 minutes West 422:5 feet to the corner of said lots and of Lots No: 82 and 83; thence North 2 degrees 58 minutes East 100 feet to a point at the corner of Lots No. 159 and 160; thence with the line between said lots, South 86 degrees 02 minutes East 422:5 feet to the Westerly margin of Ezell Road East; thence with the margin of the same, South 2 degrees 58 minutes West 100 feet to the point of beginning.

Being the same property conveyed to Tammie Jo McAfee and Myra Katherine McAfee by Quitclaim Deed from Barbara K. McBrde of record in Book 7531, Page 403, Register's Office for Davidson County, Tennessee, dated April 30, 1988 and recorded on May 02, 1988.

Being the same property conveyed to Tammie Jo McAfee by Quitclaim Deed from Myra Katherine McAfee of record in Instrument No. 20070614-0071467 Register's Office for Davidson County, Tennessee, dated June 14, 2007 and recorded on June 14, 2007.

Said Tammie Jo McAfee having since died intestate on May 25, 2021 leaving her two children, William McAffee and Brittnie Kelly, as her sole heirs at law, as evidenced by Affidavits of Heirships of record in Instrument Nos. 20211228-0170725 and 20211228-0170726, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **324 E Marthona Road, Madison, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 21 DAY OF DECEMBER, 2021.

Heirs and beneficiaries of the Estate of Tammie Jo McAfee

William McAfee

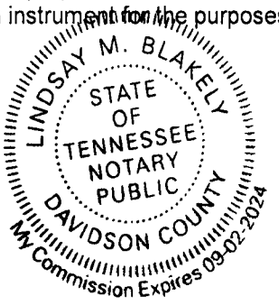
Brittnie Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM MCAFEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowlecged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

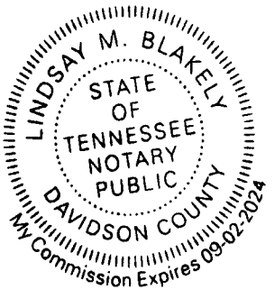


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTNIE KELLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212