Karen Johnson Davidson County
Batch# 781779 DEEDWARR
12/30/2021 10:04:30 AM 4 pgs
Fees: $23.00 Taxes: $6,031.00
20211230-0171689

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-6543

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of December, 2021

Notary Public

Commission Expires: _____

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
STEE LLC 1431 Ann St Nashville, TN 37216	NEW OWNER 1431 Ann St Nashville, TN 37216	084-16-0-170.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

219 Shady Grove Rd., LLC, a Tennessee Limited Liability Company, an undivided one half interest, and John Mires, an undivided one half interest

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEE LLC, a Tennessee 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:

Beginning at a set mag nail with washer in the eastern right of way of Shady Grove Road corner with Fred O. Williams recorded in Deed Book 8864 Page 19 in the Davidson County Register of Deeds said mag nail being located North 02 Degrees 57 Minutes 07 Seconds East 100.00' from a found }2" diameter iron rebar with cap RLS 1170, thence with said right of way North 02 Degrees 11 Minutes 20 Seconds West for 100.00 feet to a set mag nail with washer common corner with J. Gary Allen recorded in Deed Book 5807 Page 452 in the Davidson County Register of Deeds; Thence with said line South 88 Degrees 21 Minutes 30 Seconds East for 200.59 feet to a set 5/8" iron rebar with TTL Cap in the line of Shady Grove Partners recorded in Deed Instrument Number 20151027-010938 in the Davidson County Register of Deeds; Thence with said line South 02 Degrees 11 Minutes 20 Seconds West for 110.00 feet to a found

2" diameter iron rebar common corner with Michael S. Petty recorded in Deed Instrument Number 20060412-0042242 in the Davidson County Register of Deed (Lot 4 B.H.W Corporation, Plat Book 5200 Page 555) and common corner Fred O. Williams recorded in Deed Book 8864 Page 19 in the Davidson County Register of Deeds; Thence with said line North 88 Degrees 21 minutes 30 Seconds West for 200.59 feet to the point of beginning. Parcel containing 0.51 Acres more or less. (22,064.07 square feet more or less) Land description prepared by Kenneth D. Church, RLS TN 1004, 5010 Linbar Drive, #153, Nashville, Tennessee 37211, phone number 315-332-2651 per survey dated May 7, 2019. Source of North per Plat Book 5200 Page 555.

Being the same property conveyed to Robert E. Earheart and J. Gary Allen by Warranty Deed from G. W. Kirkland and wife, Nancy H. Kirkland of record in Book 4638, page 729, Register's Office for Davidson County, Tennessee, dated September 18, 1972 and recorded on September 19, 1972.

Being the same property conveyed to J. Gary Allen by Quitclaim Deed from Robert E. Earheart and wife, Lucretia Earheart of record in Book 5807, page 452, Register's Office for Davidson County, Tennessee, dated October 2, 1981 and recorded on October 16, 1981.

Being the same property conveyed to John Mires by Warranty Deed dated May 10, 2019, from J. Gary Allen, and filed of record on May 14, 2019 in Instrument No, 20190514-0045476, Register's Office for Davidson County, Tennessee.

Said Property further conveyed to The Shady Grove Road Trust, dated September 3, 2021, Mike Lineberry, Trustee as to a undivided one half interest, and filed of record on September 10, 2021 in Instrument No. 20210910-0121655, said Register's Office.

Said property further conveyed by Quitclaim deed dated November 4, 2021 from Mike Lineberry, Trustee of The Shady Grove Road Trust, dated September 3, 2021 to 219 Shady Grove Rd., LLC, a Tennessee limited liability company as to a 50% undivided interest and John Mires, as to a 50% undivided interest, and filed of record in Instrument No. 20211109-0149592, said Register's Office

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 219 Shady Grove Road, Nashville, TN 37214

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 so 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.

Dated this the 17th day of December, 2021.

219 Shady Grove Rd., LLC, a Tennessee Limited Liability Company

By: _____
David B. Foutch, President

_____
John Mires

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **David B. Foutch,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **President** of **21* Shady Grove Rd., LLC**, the within named bargainor, a **Tennessee limited liability company**, and that he as such **President**, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by himself as **President**.

Witness my hand and official seal at Mt. Juliet, Tennessee this 17th day of December, 2021.

_____
Notary Public
My Commission Expires: 02 14 2024

LEANN CARMACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Mires** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

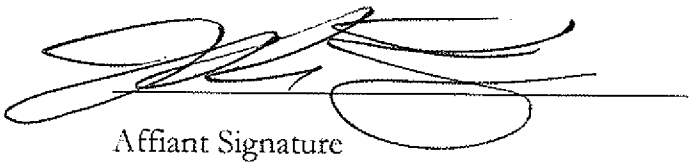
Witness my hand and official seal at Mt. Juliet, Tennessee this 17th day of December, 2021.

_____
Notary Public
My Commission Expires:

TAYLOR GRILLS TENNESSEE NOTARY PUBLIC My Comm Exp. 1/19/2022 COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 12/17/21.



Affiant Signature

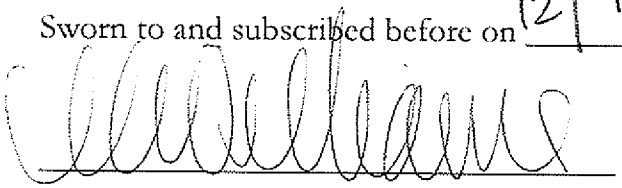
12/17/21

Date

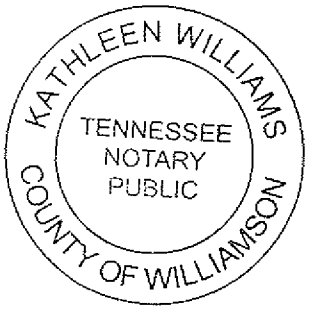
State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/17/21.



Notary Public



My Commission Expires: 5-23-23