Karen Johnson Davidson County
Batch# 782723 DEEDWARR
01/03/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $166.50
20220103-0000286

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00

Affiant

Subscribed and Sworn before me this 27th day of December , 2021.

Patricia A. Miller
Notary Public
My commission expires: 05/23/2023

PATRICIA A. MILLER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
180 Fuels, Inc. 6181 North New Hope Road, Nashville, TN 37076	The same	087-00-0-141

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, **Jensen Quality Homes. LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **180 Fuels, Inc., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson, Tennessee:

TRACT ONE:

Beginning on the easterly margin of New Hope Road at the southwest corner of the property conveyed to George Milton Jackson and wife, of record in Book 3934, Page 145, Register's Office for said county; thence with said Jackson's southern boundary line north 76 degrees 00' east 625 feet to said Jackson's southeast corner; thence with said Jackson's eastern boundary line north 18 degrees 45' west 83 feet, north 36 degrees 45' west 41 feet and north 9 degrees 00' east 27 feet to the southeast corner of the property conveyed to Marvin Sullivan and wife, of record in Book 3914, Page 470, said Register's Office; thence.with said Sullivan's eastern boundary line north 15 degrees 30' east 40 feet, north 52 degrees 30' west 40 feet, and north 27 degrees 00" west 26 feet north 35 degrees 30' east 53 feet, north 5 degrees 15' east 23 feet north 15 degrees 30'east 93 feet to said Sullivan's northeast corner; thence north 87 degrees 20' east 131 feetto a corner post; thence south 4 degrees --' west 304 feet; thence south 4 degrees 50" west 250 feet to a point in the center of Dry Fork Creek; thence with the center of said Creek as follows: North 53 degrees 45' west 132 feet, south 74 degrees 15' west 70 feet, south 82 degrees 45' west 151 feet, south 61 degrees 00" west 57 feet, south 85 degrees 15' west 45 feet, south 74 degrees 30" west 135 feet, south 30 degrees 00' west 63 feet, north 69 degrees 30' west 72 feet to the easterly margin of said New Hope Road; thence with the same north 3 degrees 15' east 61 feet to the beginning, containing 2.6 acres, more or less.

TRACT TWO:

Reserved parcel A of the George M. Jackson Subdivision, further described according to the plat of record in Plat Book 5190, Page 343, of the Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description thereof. .

TRACT THREE:

Reserved Parcel B of the George M. Jackson Subdivision, further described according to the subdivision plat of record in Plat Book 5190, Page 343, of the Register's Office for Davidson County, Tennessee to which reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to Jensen Quality Homes by Warranty Deed from David Ray McPeak dated May 22, 2015 and recorded June 10, 2015 in Instrument No. 201506100054851; as corrected by Scriveners Affidavit in Instrument No. 20150702-0063914, Register's Office for Davidson County, Tennessee

This is [ ] improved [✓] unimproved property known as 6181 North New Hope Road, Nashville, TN 37076 .

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.

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 it 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, Grantor has caused this Warranty Deed to be executed on the 27th day of December, 2021

Jensen Quality Homes, LLC, a Tennessee Limited Liability Company

By: _____
Chris Jensen, CEO

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jensen Quality Homes. LLC, a Tennessee Limited Liability Company,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 27th day of Dec. , 2021.

Patricia A. Miller
Notary

My commission expires: 05/23/2023

PATRICIA A. MILLER NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 December 27, 2021 (date of document).

Jami K. Averwater
Affiant Signature

12/27/2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 27th day of December, 2021.

Notary Public

My Commission Expires: 3/8/25

Notary Seal:

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

202201030000286