WARRANTY DEED

Karen Johnson Davidson County
Batch# 783527 DEEDWARR
01/04/2022 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $560.31
20220104-0000916

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,435.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 3-3-2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Music City Financial, LLC	Music City Financial, LLC	063-02-0-064.00
(NAME)	(NAME)	
1427 Mohawk Trail	1427 Mohawk Trail	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20212935

For and 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, **Mule Train Farms, a partnership composed of Lonnie Harper and Ernest Harper** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Music City Financial, LLC**, 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. :

Certain real property situate Davidson County, Tennessee, and described as follows:

Being the northerly one-half of Lot No. 54 and all of Lot No. 55 on the Map of Nawakwa Hills Powwow Addition, Section 2, as of record in Plat Book 974, page 10, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 54 and all of Lot No. 55 fronts together 75 feet on the easterly side of Whoopee Trail and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Mule Train Farms, a partnership composed of Lonnie Harper and Ernest Harper by Warranty Deed from Roger L. Newland, dated May 18, 2012, and filed of record in Instrument No. 20120521-0043684, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1427 Mohawk Trail, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of December, 2021

Mule Train Farms, a partnership composed of Lonnie Harper and Ernest Harper

BY: _____
Lonnie Harper

BY: _____
Earnest Harper

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Lonnie Harper and Earnest Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be partner of Mule Train Farms,, the within named bargainor, a partnership, and that he/she, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself/herself as partner.

Witness my hand, at office, this 22nd of December, 2021.

_____
Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023

Certificate of Authenticity

I, Sheryl Allen, 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 12-27-2021.

Affiant Signature

12-27-2021
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 27 day of December 20 21.

Notary's Signature

(Notary Seal)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY CARRI ALLEN

My Commission Expires: 1-6-25