WARRANTY DEED

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Y-SR-21-3817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 793841 **DEEDWARR**
01/21/2022 11:32:05 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20220121-0008100

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)
McKenzie Price	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	**069-12-0-002.00**
3817 Ashland City Highway	**6850 Miller Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Brecksville, OH 44141**	
(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, **PECAN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCKENZIE PRICE, UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point on the Northerly margin of the Ashland City Pike or Highway, 91 feet Easterly from the intersection of the Northerly margin of said Ashland City Pike and the Easterly boundary line of the property conveyed to Willie McCall and wife by deed from Noah W Cooper of record in Book 634, Page 284, Register's Office for Davidson County, Tennessee; thence with the Northerly margin of said Ashland City Pike, South 81 degrees 30 minutes East 45.5 feet to a point; thence Northeastwardly 225 feet, more or less, to a point on the Southern boundary line of the property conveyed to Walkup; thence with the Southern boundary line of said Walkup property, North 71 degrees 10 minutes West 45.5 feet to a point 91 feet Easterly from the Northeast corner of said McCall property; thence Southwestwardly 230 feet, more or less, to the beginning.

Being the same property conveyed to Pecan Valley Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Paul Lawrence Brooks, married of record in Instrument No. 20210729-0102341 Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 29, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Sanitary Sewer Easement of record in Book 7834, Page 154, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3817 Ashland City Highway, Nashville, Tennessee 37218**.

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 t 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 18th DAY OF JANUARY, 2022.

Pecan Valley Properties, LLC

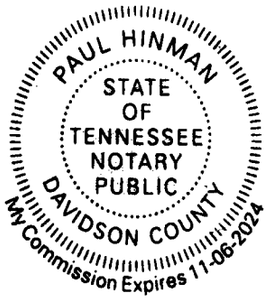
BY:_____
Christopher S. Hellmann
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER S. HELLMANN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PECAN VALLEY PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of January, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212