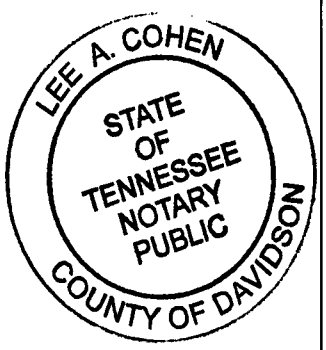
BOX 10-B



STATE OF TENNESSEE
COUNTY OF DAVISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILLIP JOHNSON	**FIRST SAVINGS BANK**	**052-09-0-065.00**
(NAME) **702 W. BAKER STREET**	(NAME) **501 EAST LEWIS & CLARK PARKWAY**	
(ADDRESS) **PLANT CITY, FL 33563**	(ADDRESS) **CLARKSVILLE, IN 47129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 796774 **DEEDWARR**
01/28/2022 02:45:17 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20220128-0010606

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE BELLATOR GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP JOHNSON, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled Plat of a Subdivision of Lots 20, 21, 24 & 25, Montague Subdivision, of record in Book 843, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BELLATOR GROUP, LLC, by deed from ALPHONSO JACKSON, ACTING SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON D.C., of record as Instrument No. 20050603-0063304, dated June 2, 2005, said Register's Office. BELLATOR GROUP, LLC conveyed said property to JEREMY DUKES, by Quitclaim Deed of record as Instrument No. 20060112-0004816, dated January 10, 2006, said Register's Office. JEREMY DUKES further conveyed said property to BELLATOR GROUP, LLC, by Quitclaim Deed of record as Instrument No. 20080324-0029180, dated March 24, 2008, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 843, Page 79 and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1113 PETER PAN STREET, MADISON, TN 37115**
(House Number) (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 we do 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.

Witness my hand this 26TH day of January, 2022.

THE BELLATOR GROUP, LLC

Sallie A. Dukes

By: Sallie A. Dukes, Authorized Agent

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sallie A. Dukes, Authorized Agent,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herelf to be the Authorized Agent of **The Bellator Group, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Authorized Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **The Bellator Group, LLC,** by herself as such Authorized Agent.

Witness my hand and official seal at office this 26TH day of January, 2022.

My Commission expires: _____

THOMAS F. SALOMONE
Commission # HH 210943
Expires January 31, 2026

Notary Public