WARRANTY DEED

Karen Johnson Davidson County
Batch# 808458 DEEDWARR
02/18/2022 10:54:36 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20220218-0019172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/2/23

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FED Development, LLC	SAME	
(NAME)	(NAME)	
4220 Franklin Pike		070-13-0-066.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **MARABLE LEE MAYO, JR. AND DIANNE S. MAYO**, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FED DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: Land situated and being in the old 23rd now 13th Civil District of Davidson County, Tennessee, and being a part of John W. Curtis's Home Tract. Said land herein conveyed fronts 92 1/2 feet on the East side of the Hamilton County Road, and extending back, between parallel lines, towards the river 415 feet.

Tract II: Land in the 13th Civil District of said County, near Bordeaux, lying between the Hamilton Road and Cumberland River, and being a part of the land conveyed by John W. Curtis to Lincoln G. Curtis by deed of record in Book 417, Page 497, Register's Office for said County, described as follows:

Beginning in the Southerly margin of a street 50 feet wide at a point 542.5 feet Easterly from the center of said Hamilton Road, the Northeast corner of a lot conveyed to Martha Josephine Curtis; thence along the Northerly margin of said 50-foot street South 58 degrees East 75 feet to the Northwest corner of a lot conveyed to Will E. Perry thence South 32 degrees West 531 feet to the Southwest corner of a lot conveyed to Willie Dean Harvey; thence North 58 degrees West 202.5 feet; thence North 32 degrees East 371 feet to a point; thence South 58 degrees East 127.5 feet; thence North 32 degrees East 160 feet to the point of beginning. Included in the above description but expressly Excluded from the land herein conveyed by this deed is a parcel of land fronting 75 feet on Cliff Drive and running back between parallel lines 210 feet to the Southerly line of the lot conveyed to Edna King and husband, William King, by deed from Lula F. James of record in Book 3900, Page 900, R.O.D.C. Tennessee. A complete description of this excluded land is set out in the above-mentioned deed from Lula F. James to Edna King and husband and in the deed from Everett Templeton and wife, of record in Book 3311, Page 309, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to M. Lee Mayo, a single person by Warranty Deed from Joe Thomas Goodfred and wife, Pamela S. Goodfred of record in Instrument No. 20020604-0067290 Register's Office for Davidson County, Tennessee, dated May 30, 2002. Said M. Lee Mayo became deceased on December 24, 2006, leaving Last Will and Testament filed for Probate in Docket No. 07P-192, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Marable Lee Mayo, Jr. and Donnaveene Mayo Holt are named as devisees.

Being the same property conveyed to Marable Lee Mayo, Jr. by Quitclaim Deed from Donnaveene Mayo Holt of record in Instrument No. 20211117-0153272 Register's Office for Davidson County, Tennessee, dated October 13, 2011.

Being the same property conveyed to Marable Lee Mayo, Jr. and Dianne Mayo by Quitclaim Deed from Marable Lee Mayo, Jr. of record in Instrument No. 20220218-0019171 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2130 Buena Vista Pike, Nashville, TN 37218
(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 17th day of February, 2022.

Marable Lee Mayo

MARABLE LEE MAYO, JR.

Dianne S. Mayo

DIANNE S. MAYO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marable Lee Mayo, Jr. and Dianne S. Mayo, the bargainor, 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 this 17 day of February, 2022.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires:

Notary Public

My Commission Expires 10/2/23