THIS INSTRUMENT PREPARED BY:
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Hendersonville, Tennessee 37075
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Karen Johnson Davidson County
Batch# 809884 DEEDWARR
02/23/2022 11:42:06 AM 6 pgs
Fees: $33.00 Taxes: $4,737.85
20220223-0020535

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Jonathan A. A. Rummel and wife, Jenna M. Rummel 6344 Morton Road Greenbrier, Tennessee 37073	Same	025-04-0-113.00 (Tract I) 026-01-0-005.00 (Tract II) 026-01-0-009.00 (Tract III)

FOR AND IN CONSIDERATION of the sum of One Million Two Hundred Eighty Thousand Five Hundred and 00/100 Dollars ($1,280,500.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MECHTA, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto JONATHAN A. A. RUMMEL and wife, JENNA M. RUMMEL (collectively, "Grantee"), their heirs, successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 134 Main Street, 120 South Main Street and 106 East Avenue, Goodlettsville, Tennessee 37072. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

<Signatures and notary acknowledgements appear on the following pages.>

IN WITNESS WHEREOF, Grantor has hereunto set its duly-authorized signature, this 15 day of February, 2022.

GRANTOR:

MECHTA, LLC

By: _____
Tom Lochbihler, Managing Member

STATE OF TENNESSEE)

COUNTY OF Williamson)

Before me, Josh Hankins, a Notary Public of said County and State, personally appeared Tom Lochbihler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of MECHTA, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member.

Witness my hand and seal, at Office in Franklin, Tennessee this 15 day of February, 2022.

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-21-2025

_____
Notary Public

My Commission Expires: 10/21/25

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Million Eighty-Eight Thousand Five Hundred and 00/100 Dollars ($1,280,500.00).

AFFIANT

Sworn to and subscribed before me, this 16 day of February, 2022.

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-21-2025

Notary Public

My Commission Expires: 10/21/25

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

TRACT I

LAND in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Plan of Hicks-Galbreath Subdivision, of record in Plat Book 6200, page 612, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TRACT I BEING the same property conveyed to MECHTA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JOHN WAYNE HICKS, TRUSTEE, of record in Instrument No. 20150824-0085099, dated August 21, 2015, said Register's Office.

TRACT II

LAND in Goodlettsville, Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor # 823 dated May 8, 32017 and known as Job No. 170054 as follows:

BEGINNING at an existing iron pin the southeastern most corner of Lot 1 of Hicks and Galbreath subdivision of record in Book 6200, page 612, R.O.D.C., Tn. , said point of beginning also being on the northerly margin of East Street; thence with the said northerly margin of East street S84°17'54"E 39.39' to an existing iron pin; thence leaving East Street and with the City of Goodlettsville property N01°39'43:W 95.13' to an existing concrete monument thence leaving the City property line and with the line of Lot 1 of the said Hicks and Galbreath subdivision S82°45'34"W 39.10' to an existing iron pin; thence continuing with the same S01°33'44"E 86.28' to the point of beginning containing 3536 square feet more or less.

TRACT III

LAND in Goodlettsville, Davidson County, Tennessee and being part of Lot No. 1 of Hicks and Galbreath Subdivision of record in Plat Book 6200, page 612, R.O.D.C.,Tn. more particularly described according to a survey by J. Bruce Rainey, Surveyor # 823 dated May 8, 2017 and known as Job No. 170054 as follows:

BEGINNING at the western most common corner of Lots 1 and 2 of said Hicks and Galbreath subdivision, said point of beginning also being on the easterly margin of Dickerson Pike; thence with the said easterly margin N03°42'25"W 20.50' to an nail set; thence leaving the said pike and with the line of Blankenscherer General Partnership (Bk 10545, page 860 R.O.D.C.), Tn. N86°11'33"E 172.42' to an iron pin set; thence with the line of the City of Goodlettsville: S01°21'56"E 71.77' to an existing concrete monument; thence with the line of John Shannon Dunn (Inst No. 201311250120956) S82°45'34"W

39.10' to an existing iron pin; thence S01°33'44"E 86.28' to an existing iron pin on the northerly margin of East Street ; thence with the margin of East Street N84°18'30"W 18.96' to an existing iron pin; thence leaving East Street and with E Hunter (Book 1422, page 439) N02°28'11"W 52.83' to a nail set; thence with the same S88°03'50"W 37.95' to a an existing iron pin; thence leaving Hunter and with the line of Mechta Llc (Inst No. 201508240085099) N01°48'42"W 23.09' to an existing iron pin; thence N88°06'20"E21.87' to an existing iron pin; thence N01°50'16"W 57.13' to a nail set; thence S88°03'35"W 96.27' to the point of beginning, containing 0.24 acres more or less.

TRACTS 2 AND 3 BEING the same property conveyed to MECHTA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JOHN DUNN AND WIFE, SHANNON DUNN of record as Instrument No. 20170515-0047676, dated May 12, 2017 said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete survey of the Subject Property.

4. Matters shown on the Plan of record in Plat Book 6200, page 612, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4468, page 400, said Register's Office.

6. The rights and claims of parties in possession as tenants only.