BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,128,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF March, 2022.

(Affix Seal) Notary Public

My Commission Expires: 4/7/22

POLLY E. LAVITT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-17-2022

KRELL-H22049

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brandon Douglass Krell and Kristen Lea Lytle	New Owner	63.00-0-089 & 74.00-0-044
325 Menees Lane		
Madison, TN 37115		

Karen Johnson Davidson County
Batch# 816136 DEEDWARR
03/04/2022 03:02:03 PM 3 pgs
Fees: $18.00 Taxes: $4,173.60

20220304-0025219

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, I/we, CYNTHIA MARIE LAMARR, AND HUSBAND JIMMY ALLEN LAMARR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRANDON DOUGLASS KRELL AND KRISTEN LEA LYTLE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

First Tract: (325 Menees Lane):

A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of the Ed Marlin Farm and being part ofTracts Nos. 2 and 3 of the Hillin Farm Subdivision, not of record, which said Subdivision is a subdivision of part of Lots Nos. 1 and 2 on the map of the Plan of Gibson-Harris Land of record in Plan Book 1, page 34, Chancery Court at Nashville, and described partially according to a survey made by Cantrell, Connell and Morrison, Engineers, August 24, 1957, and partially according to a survey made by Odo E. Rhodes, July 28, 1958, as follows:

Beginning at a point in the southerly margin of Menees Road, said point being north 89°30' west, 737.3 feet from the northwest corner of Tract No. 1 of the said Hillin Farm Subdivision; thence south 3°15' east 700 feet to a point; thence south 3°45' west, 1169.5 feet to a point; thence north 88°55' west, 233 feet to a point; thence north 3°45' east, 1169.5 feet to a point; thence north 3°15' west 700 feet to a point in the southerly margin of said Menees Road; thence south 89°30' East 233 feet to the point of beginning, containing 10 acres.

Second Tract: (0 Menees Lane):

Being in the 11th Civil District of Davidson County, Tennessee, being part of the Ed Marlin Farm and part of Tract #3 of theHillin Farm Subdivision, not of record, which said subdivision is a subdivision of a part of Lots Nos. 1 and 2 on the Map of the Plan of Gibson Harris Land, of record in Plan Book 1, page 34, Chancery Court at Nashville, and described according to surveys made by Odo C. Rhodes, July 28, 1948, and made by Cantrell, Connell & Morrison, Engineers, August 24, 1957, as follows:

Beginning at an iron pin at trunk of 12 inch elm, said iron pin being located at the southwesterly corner of the property conveyed to James O. Jones and wife, Mary M. Jones by deed from E. E. Marlin and wife, Florence Claudin Marlin, of record in Book 2701, page 225, Register's Office for said County; thence north 3°45' east 814 feet to a point; thence north88°55' west 676 feet to a point; thence south 2°15' west 814 feet to an iron pin by 24" hackberry; thence north 88°55' west 700 feet to the beginning, containing 12.8 acres.

First Tract being the same property conveyed Ralph C. Mobley and wife, Katherine M. Mobley, by Warranty Deed from James O. Jones and wife, Mary M. Jones, dated September 15, 1958, of record in Book 2805, page 601, Register's Office for Davidson County, Tennessee.

Second Tract being the same property conveyed to Ralph C. Mobley and wife, Katherine Q. Mobley, by Warranty Deed from C. S. Johnson and wife, Harriet P. Johnson, dated January 27, 1961, of record in Book 3180, page 423, Register's Office for Davidson County, Tennessee.

As to both Tracts, Katherine Mobley died on August 31, 2000; whereupon, Ralph C. Mobley became the sole owner of said property as the surviving tenant by the entirety. Ralph C. Mobley died testate on April 16, 2010 (see Probate No. 10P755, Seventh Circuit Court, Probate Division, for Davidson County, Tennessee). Also being the same property conveyed to Roger D. Perry and Dr. Michael E. Brannom, Co-Trustees of the Ralph C.

Mobley Family Trust, by PersonalRepresentative's Quitclaim Deed from Roger D. Perry, Personal Representative of the Estate of Ralph C. Mobley, datedSeptember 7, 2010, of record in Instrument No. 20100913-0072583, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Cynthia Marie Lamarr by Co-Trustee's Quitclaim Deed from Dr. Michael E. Brannom and Roger D. Perry, Co-Trustees of the Ralph C. Mobley Family Trust dated October 13, 2004, dated October 1,2010, of record in Instrument No. 20101028-0086476, Register's Office for Davidson County, Tennessee.

This is 12.8 acres known as 0 Menees Lane, South of Menees Lane, East of Neelys Bend Road, Madison, Davidson County, Tennessee, 37115.

The above referenced property is not the primary residence of the Grantor.

( ) unimproved
This is (X) improved property known as 325 Menees Lane & 0 Menees Ln, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 1st day of March, 2022 :

Cynthia Marie Lamarr

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, the within named CYNTHIA MARIE LAMARR, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville Tennessee, this 1st day of March, 2022.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Jimmy Allen Lamarr

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, the within named JIMMY ALLEN LAMARR, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville Tennessee, this 1st day of March, 2022.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023