Name and Address of New Owner:
Mitch Kinder Development LLC
6219 Bridlewood Lane
Brentwood, TN 37027

Send Tax Bills To:
Mitch Kinder Development LLC
6219 Bridlewood Lane
Brentwood, TN 37027
This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No:Property 1:
082-03-0-189

Karen Johnson Davidson County
Batch# 816348 DEEDWARR
03/07/2022 10:02:30 AM 5 pgs
Fees: $28.00 Taxes: $1,263.74
20220307-0025470

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Teresa Donaldson, Norris Johnson, Robert Willie Johnson, Richard King, and Jeffrey Foster**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mitch Kinder Development LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of BENEDICT LAND COMPANY'S SUBDIVISION of the Lindsley Property, as of record in Book 332, Page 40, Register's Office for said County.

Said Lot No. 120 fronts 50 feet on the easterly side of Stockell Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Robert Johnson and Sarah King by Deed dated December 23, 1981 from Glenn Simmons and R.H. Conquest, recorded December 30, 1981, in Book 5835, Page 463, in the Official Records of Davidson County, Tennessee. Robert Jonson having e since died intestate on October 7, 2006 leaving his interest to Sarah Johnson a/k/a Sarah King (wife), Teresa Donaldson (daughter) and Norris Johnson (Son) each having a 1/6 undivided interest. Sarah Johnson a/k/a Sarah King having since intestate died on July 27, 2021 leaving her 2/3 undivided interest to Robert Willie Johnson (Son), Richard King (Son) and Tammy King (daughter) each having a 2/9 undivided interest. Tammy King having since died intestate on September 10, 2013 leaving Jeffrey Foster her sole surviving heir her 2/9 undivided interest.

This is improved (X) or unimproved ( ) property, known as: 1121 Stockell Street, Nashville, TN 37207

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of February, 2022.

_____(SEAL)
Teresa Donaldson

_____(SEAL)
Norris Johnson

_____(SEAL)
Jeffrey Foster

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 11th day of February, 2022, before me personally appeared Teresa Donaldson, Norris Johnson, and Jeffrey Foster, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of February, 2022.

_____
Notary Signature
My commission expires:

_____(SEAL)
Robert Willie Johnson

_____(SEAL)
Richard King

STATE OF MAINE
COUNTY OF _____

On this 11th day of February, 2022, before me personally appeared Robert Willie Johnson, and Richard King, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of February, 2022.

_____
Notary Signature
My commission expires:

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of February, 2022.

_____(SEAL)
Teresa Donaldson

_____(SEAL)
Norris Johnson

_____(SEAL)
Jeffrey Foster

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 11th day of February, 2022, before me personally appeared Teresa Donaldson, Norris Johnson, and Jeffrey Foster, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of February, 2022.

_____
Notary Signature
My commission expires:

Robert Willie Johnson (SEAL)

Richard King (SEAL)

STATE OF MAINE
COUNTY OF Penobscot

On this 11th day of February, 2022, before me personally appeared Robert Willie Johnson, and Richard King, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of February, 2022.

Notary Signature
My commission expires: July 17, 2024

Lori L. Theriault
Notary Public, State of Maine
My Commission Expires July 17, 2024

AFFIDAVIT OF VALUE

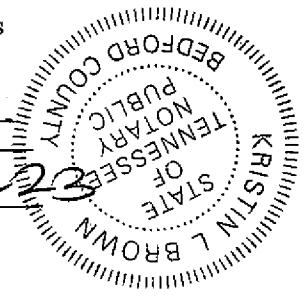
STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $341,550.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of February, 2022.

Notary Public
My commission expires: 3-5-23
File No. 2022-01-1134



TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 2-11-22. (Date of Document)

Affiant Signature

Date: 2-11-22

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 11 day of Feb., 2022

KRISTIN L BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

Notary Public

My Commission Expires: 3-5-24