Karen Johnson Davidson County
Batch# 823082 DEEDWARRSP
03/16/2022 11:59:30 AM 6 pgs
Fees: $33.00 Taxes: $1,628.00
20220316-0030751

This instrument prepared by:
Henry Wineman, Esq.
1301 W. Long Lake Road, Suite 250
Troy, MI 48098

Name and Address of Property Owner:	Send Tax Bills To:	Parcel Numbers:
Chargerco Properties, LLC 1629 4th Avenue, SE Decatur, Alabama 35601	Chargerco Properties, LLC 1629 4th Avenue, SE Decatur, Alabama 35601	See Exhibit A

SPECIAL WARRANTY DEED

For and in Consideration of the sum of $10.00 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Timothy David McAllister hereinafter called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto

Chargerco Properties, LLC hereinafter called the **GRANTEE**, and its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT A, ATTACHED HERETO

This is improved property, known as (i) 1117 White Mountain Lane, Antioch, Tennessee 37013 and (ii) 5304 Edmondson Pike #5, Nashville, Tennessee 37211 (along with Garage #3).

To Have and to Hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and its successors and assigns, forever. GRANTOR does covenant with said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey the parcels, and the same are unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind himself and his heirs and representatives, to warrant and forever defend the title to the said parcels to the GRANTEE and its successor and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no further or otherwise. 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 our hands this 8th day of ~~January~~ February, 2022.

Timothy David McAllister

See attached for
[NOTARY ACKNOWLEDGMENT(S)]

~~STATE OF TENNESSEE~~ }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROEPRTY, WHICHEVER IS GREATER, IS (i) 1117 White Mountain Lane, Antioch, Tennessee 37013 - $290,000.00 and (ii) 5304 Edmondson Pike #5, Nashville, Tennessee 37211 (along with Garage #3) – $150,000.00.

Rebecca J. Cadena
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF ~~JANUARY~~ FEBRUARY, 2022.

NOTARY PUBLIC D L TISCH

My Commission expires: _____

D L TISCH
Notary Public - State of Michigan
County of Livingston
My Commission Expires May 17, 2025
Acting in the County of Oakland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th day of February, 2022.

NOTARY PUBLIC
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF Michigan }
COUNTY OF Oakland }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 440,000.

Patricia B. Cadena
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2022

NOTARY PUBLIC

My Commission expires:

MARIANNE D. DOWNER
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jul 25, 2024
ACTING IN COUNTY OF Oakland

NCS-1086700

Exhibit A

Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

PARCEL 1:

Lot 42, Phase Two, Pinnacle Point Subdivision, as shown on plat of record in Plat Book 6900, Pages 140 and 141, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular descriptionof said property.

Being part of the property conveyed to Timothy David McAllister by Quit Claim Deed from Marble Development, a Tennessee General Partnership, of record in Instrument No. 20210210-0019210, in the Register's Office of DavidsonCounty, Tennessee.

Tax Identification No. 135-14-A-42.00 - 1117 White Mountain Lane, Antioch, Tennessee 37013

PARCEL 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5304-#5 AND GARAGE #3 ON THE PLAN OF DANBURY CONDOMINIUMS AS SHOWN ON EXHIBIT C TO MASTER DEED OF RECORD IN PLAT BOOK 6612, PAGE 122, REGISTER'SOFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO TIMOTHY DAVID MCALLISTER, MARRIED BY QUITCLAIM DEED FROM MARBLE DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 202102100019210, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tax Identification No. 161-010-A-075.00 - 5304 Edmondson Pike #5, Nashville, Tennessee 37211
Tax Identification No. 161-010-A-003.00 CO (Garage No. 3)

Tennessee Certification of Electronic Document

I, Patricia A. Cadena, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-24-2020 (date of document).

Patricia A. Cadena
Affiant Signature

2-24-2022
Date

State of Michigan
County of Oakland

Sworn to and subscribed before me this 24 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

D L TISCH
Notary Public - State of Michigan
County of Livingston
My Commission Expires May 17, 2025
Acting in the County of Oakland