This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 842500 DEEDWARR
04/20/2022 10:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20220420-0045560

ADDRESS NEW OWNER:
TNG Properties, LLC
4026 Hamilton Church Road
Antioch, TN 37013

SEND TAX BILL TO:
Capstar Bank
885 Green Lea Blvd.
Gallatin, TN 37066

MAP/PARCEL 165-00-0-111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Samuel Richard Elam, Carla Elizabeth Elam Maye, Joseph Brandon Kelley and Justin Bradley Kelley heirs at law of the Estate of Carl D. Elam, Sr., hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **TNG Properties, LLC, a Tennessee limited liability company, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, described according to a survey made by Charles P. Clinard P.E. Surveyor, dated April 30, 1981.

TRACT NO. 2:

Beginning at an iron pin, said being South 83 degrees 37 minutes 24 seconds East 270 feet from the Northeast corner of the property conveyed to Edgar Hamilton, of record in Book 5226, Page 45; Thence with the Hamilton Church Road right of way South 83 degrees 37 minutes 34 seconds East 34.28 feet to an iron pin; thence with a curve to right having a radius of 137.30 feet, a distance of 116.43 feet to an iron pin; Thence leaving said right of way South 11 degrees 12 minutes 15 seconds West 166.90 feet to an iron pin in the Old Hickory Boulevard right of way; Thence with said right of way South 63 degrees 06 minutes 48 seconds West 24.70 feet to an iron pin; Thence South 63 degrees 07 minutes 13 seconds West 325.12 feet to and iron pin; Thence with a curve to the left having a radius of 1554.94 feet a distance of 235.56 feet to an iron pin; Thence leaving said right of way North 15 degrees 15 minutes 26 seconds East 397.76 feet to an iron pin; Thence South 83 degrees 37 minutes 34 seconds East 294.23 feet to an iron pin; Thence North 6 degrees 22 minutes 26 seconds East 155 feet to the beginning containing 2.56 acres more or less.

Being the same property conveyed to Carl D. Elam, Sr. by Installment deed from Jack J. Cohen and wife, Bessie D. Cohen, Harris A. Gilbert, Trustee and Leon Gilbert, an unmarried man of record in Book 5771, page 902, Register's Office for Davidson County, Tennessee, dated June 28, 1981 and recorded on July 20, 1981.

Being also known as 4026 Hamilton Church Road Antioch, Tennessee 37013.

Affidavit of Heirship of record in Instrument No. 20201022-0123017 in the Register's Office for Davidson County, Tennessee states:

Carl Dean Elam, Sr. did intestate August 29, 1985, unmarried and leaving four children: Carl Dean Elam, Jr., Samuel Richard Elam, Carla Elizabeth Elman Maye and Cynthia Nell Elam Kelley;

Cynthia Nell Elam Kelley died intestate March 21, 2007, unmarried and leaving two children: Joseph Brandon Kelley and Justin Bradley Kelley;

Carl Dean Elam, Jr. died intestate on September 22, 2019, unmarried and no children;

Vesting now in Samuel Richard Elam, a one-third undivided interest, Carla Elizabeth Elam Maye, a one-third undivided interest, Joseph Brandon Kelley, a one-sixth undivided interest and Justin Bradley Kelley, a one-sixth undivided interest.

This is improved property known as: **4026 Hamilton Church Road, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 11th day of April, 2022.

WITNESS MY HAND on this the 11th day of April, 2022.

Samuel R. Elam
Samuel Richard Elam

Carla E. Maye
Carla Elizabeth Elam Maye

Joseph Brandon Kelley
Joseph Brandon Kelley

Justin B. Kelley
Justin Bradley Kelley

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Samuel Richard Elam, Carla Elizabeth Elam Maye, Joseph Brandon Kelley, Justin Bradley Kelley heirs at law of the Estate of Carl D. Elam, Sr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of April, 2022.

NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 09-19-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $380,000.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 09-19-23

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: 220079

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 April 13, 2022.

Affiant Signature

Date: 4-13-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 13 day of April, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024