WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/29/22

(AFFIX SEAL)

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

LR-MIP-22-6218

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 844289 DEEDWARR
04/22/2022 01:58:30 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20220422-0046929

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily E. Cheek	Capstar Bank	
(NAME)	(NAME)	**091-05-0-030.00**
6218 Laredo Ave.	2002 Richard Jones Rd	
(ADDRESS)	(ADDRESS) A-300	
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MEMPHIS INVESTMENT PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY ELLEN CHEEK, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Map of Moss Wood Subdivision of record in Plat Book 2663, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 60 feet on the North side of Laredo Avenue and runs back 81.5 feet on the West line and 130 feet on the East line to a dead line, which is a broken line, measuring 71.5 feet thereon.

Being the same property conveyed to Memphis Investments Properties III, LLC, a Tennessee limited liability company by Warranty deed from William Taylor, single of record in Instrument No. 20211201-0158760 Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on December 01, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 102, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2861, Page 35, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 6856, Page 55, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6218 Laredo Ave., Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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 the 15th DAY OF APRIL, 2022.

Memphis Investment Properties III, LLC

BY: _____
Mark Hart
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK HART, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MEMPHIS INVESTMENT PROPERTIES III, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of April, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I Lisa Allard, 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 April 15, 2022.

Lisa Allard, Affiant April 15, 2022

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this April 15, 2022.

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

MY COMMISSION EXPIRES: 02-19-2024