Karen Johnson Davidson County
Batch# 846079 DEEDWARR
04/27/2022 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20220427-0048285

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
MG Street Holdings LLC 5780 Hilderbrand Drive Atlanta, Georgia 30328	MG Street Holdings LLC 5780 Hilderbrand Drive Atlanta, Georgia 30328	072-05-0-033.00-000

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, **Reggie A. Carr, a married man and James Lee Carr,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MG Street Holdings LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

SITUATED within the 5th Council District of Davidson County, Tennessee and being all of Lot 25 on the Plan of Section 1, Rothwood of record in Plat Book 1424, Page 134, In the Register's Office for Davidson County, Tennessee and being more particularly bounded and described as follows:

BEGINNING at and iron rod on the west right of way line of Ambrose Ave, located North 01 Degrees 27 Minutes 07 Seconds East, a distance of 371.07 feet from the centerline intersection of Ambrose Ave & E Trinity Ln, and marking a common corner of property now or formerly belonging to Brook P. & Tisha C. Barzyk (DB-20130627 0065975); thence with the line of Barzyk, North 84 Degrees 01 Minutes 57 Seconds West, a distance of 180.00 feet to an iron rod marking a common corner of property now or formerly belonging to Robert A. & Suzanne G. Warner (DB-20090123 0005753); thence leaving the line of Barzyk and with the line of Warner, North 05 Degrees 48 Minutes 38 Seconds East, a distance of 70.00 feet to an iron rod marking a common corner of property now or formerly belonging to Richard A. Murphy (DB-20040324 0033497); thence leaving the line of Warner and with the line of Murphy, South 84 Degrees 01 Minutes 57 Seconds East, a distance of 180.00 feet to an iron rod on the west right of way line of Ambrose Ave; thence leaving the line of Murphy and with the west right of way line of Ambrose Ave, South 05 Degrees 48 Minutes 38 Seconds West, a distance of 70.00 feet to the **POINT OF BEGINNING** and containing 12,600 sf or 0.289 acres more or less.

Being the same property conveyed to Wilson Welding and Repair, a sole proprietorship by Warranty deed from Mary C. McWhirter, married of record in Book 9587, page 893, Register's Office for Davidson County, Tennessee, dated January 31, 1995 and recorded on February 03, 1995.

Being the same property conveyed to Patricia A. Keller, as trustee by Quitclaim deed from Wilson Welding and Repair, a sole proprietorship of record in Book 10273, page 93, Register's Office for Davidson County, Tennessee, dated November 20, 1996 and recorded on November 27, 1996, and within the same deed, Patricia A. Keller, as trustee, conveyed to Hermon H. Wilson and Ruby C. Wilson, as tenants in common.

The said Hermon H. Wilson having died on or about October 13, 2002.

Being the same property conveyed to Ruby C. Wilson Trust RCW by Quitclaim deed from Ruby C. Wilson of record in Instrument No. 20040311-0028259 Register's Office for Davidson County, Tennessee, dated February 24, 2004 and recorded on March 11, 2004.

Being the same property conveyed to James Lee Carr by Quitclaim deed from Ruby C. Wilson Trustee of Trust RCW of record in Instrument No. 20101117-0092017 Register's Office for Davidson County, Tennessee, dated July 8, 2009 and recorded on November 17, 2010.

Being the same property conveyed to Reggie A. Carr by Quitclaim deed from James Lee Carr, maintaining a life estate, of record in Instrument No. 20171213-0127066 Register's Office for Davidson County, Tennessee, dated December 8, 2017 and recorded on December 13, 2017.

This property was never used as a marital residence for Reggie A. Carr, Grantor

James Lee Carr joins in the execution of the instrument for the purpose of conveying any and all interest he may have, life estate or otherwise.

Being known as 3007 Ambrose Avenue Nashville, TN 37207.
(Address for Informational Purposes Only.)

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 14 day of April, 2022.

_____ (SEAL)
Reggie A. Carr

_____ (SEAL)
James Lee Carr

STATE OF OHIO
COUNTY OF Franklin

On this 14 th day of April, 2022, before me personally appeared Reggie A. Carr, 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 14 th day of April, 2022.

_____
Notary Signature
My commission expires: May 18, 2023

MARIA E BAGI - NOTARY PUBLIC
COMM EXP. MAY 18, 2023
STATE OF OHIO

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18 th day of April, 2022, before me personally appeared James Lee Carr, 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 18 th day of April, 2022.

_____
Notary Signature
My commission expires

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $430,000.00, 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
____ day of April, 2022.

Notary Public
My commission expires:_____
File No. 2022-960

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

Tennessee Certification of Electronic Document

I, Melissa Lowe, 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 4/14/22 (date of document).

Affiant Signature

4/19/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of April, 2022.

M.R. Schodroski
Notary's Signature

MY COMMISSION EXPIRES: March 3, 2024

NOTARY'S SEAL

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON