WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2022.

Notary Public

COMMISSION EXPIRES: _____

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 853179 **DEEDWARR**
05/10/2022 12:30:02 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20220510-0053388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Memphis Investment Properties III, LLC	NEW OWNER	102-04-0-093
(NAME)	(NAME)	
4701 Summer Avenue		
(ADDRESS)	(ADDRESS)	
Memphis, TN 38122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Glenda J. McGrady, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Memphis Investment Properties III, LLC a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Fifth Civil District of Davidson County, Tennessee, being Lot No. 739 on the Map of Charlotte Park, Section 12, as of record in Book 2900, pages 127 and 128, Register's Office of said County.

Said Lot No. 739 fronts 72.0 feet on the southwesterly side of Wilclay Drive and extends back 190.0 feet along a broken northwesterly line, and 176.5 feet on the southeasterly side, to a line in the rear on which it measures 31.2 feet.

Being the same property conveyed to George W. McGrady and wife, Glenda J. McGrady in Warranty Deed from Alvin W. Terrell & Son, Inc. dated 05/08/1962 and recorded 05/18/1962 in Book 3376, page 629 in the Register's Office for Davidson County, Tennessee. The said George W. McGrady having since died April 15, 2015 leaving his wife, Glenda J. McGrady as the surviving tenant by the entirety.

Douglas McGrady executes this instrument as Attorney in Fact on behalf of Glenda J. McGrady pursuant to the Power of Attorney recorded in Instrument No. 20220502-0050607 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 505 Wilclay Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (Postal Zip)

File No.: 4094-22
Warranty Deed Individual eRec LES rev. 09-2018

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-DEED-22-505

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, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 5th day of May, 2022.

Glenda J McGrady
by Doug McGrady, Attorney in Fact
Glenda J. McGrady
by Doug McGrady, her Attorney-In-Fact

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Douglas McGrady with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Glenda J. McGrady and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he executed the foregoing instrument as her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 5th day of May, 2022.

Notary Public

