WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA ELLSWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

BS-JP-22-181

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 853255 **DEEDWARR**
05/10/2022 03:29:27 PM 2 pgs
Fees: $13.00 Taxes: $1,150.70

20220510-0053500

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Joyal Properties Inc.	**Joyal Properties, Inc.**	
(NAME)	(NAME)	**148-03-0-030.00**
c/o Mill Creek Discount Liquor	**c/o Millcreek Discount Liquor 1664 Antioch Pike**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Antioch, TN 37013**	
(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, **ALICE MANGRUM,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOYAL PROPERTIES INC.,** 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. 206 on the Plan of Cherokee Hills, Section Two, of record in Book 3106, page 149, Register's Office for said County.

Said Lot No. 206 fronts 77.7 feet on the Southerly side of Luna Drive and extends back 209 feet on the West line and 225.0 feet on the East line to a dead line, which is a broken line, measuring 111.8 feet thereon.

Being the same property conveyed to Clyde J. Mangrum and Alice W. Dopp, unmarried by Warranty deed from Steven F. Fletcher and Denise C. Fletcher of record in Book 5671, page 56, Register's Office for Davidson County, Tennessee, dated October 28, 1980 and recorded on October 29, 1980 and re-recorded in Book 5678, Page 281 in the said Register's Office.

Clyde J. Mangrum having since died Feb. 7, 2008 leaving his wife Alice W. Dopp now known as Alice Mangrum as his sole tenant by the entirety

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **181 Luna Dr., Nashville, Tennessee 37211**.

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 5th DAY OF MAY, 2022.

Alice Mangrum by Samuel Ryan Allen attorney-in-Fact
Alice Mangrum by Samuel Ryan Allen, her Attorney-in-Fact
20220524-0034158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL RYAN ALLEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALICE MANGRUM, and who acknowledged he/she/they executed the same as the free act and deed of the said ALICE MANGRUM.

Witness my hand and official seal, this the 5th of May, 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