Karen Johnson Davidson County
Batch# 853906 DEEDWARR
05/12/2022 08:18:30 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20220512-0054312

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/1/25
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-13701NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Memphis Investment Properties III, LLC	Memphis Investment Properties III, LLC	13307028700
(NAME)	(NAME)	
4701 Summer Avenue	4701 Summer Avenue	
(ADDRESS)	(ADDRESS)	
Memphis TN 38122	Memphis TN 38122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty Thousand And No/100 Dollars ($340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LORI ORCHID SLOAN,** 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 Davidson County, Tennessee, being Lot No. 116 on the plan of Valley View Meadows, Section Three, of record in Book 3700, Page 93, Register's Office for said County.

Said Lot No. 116 fronts 48.0 feet on the northerly margin of the cul-de-sac of Nunley Drive and extends

back 104.14 feet on the easterly line and 261.66 feet on the westerly line to a broken line in the rear, measuring 324.02 feet thereon.

Being the same property conveyed to Scotty J. Brewer and Lori O. Sloan, as joint tenants with rights of survivorship, by Warranty Deed from Linda L. Bressner and Linda M. Bates, unmarried person, of record in Book 11356, page 421, Register's Office for Davidson County, Tennessee. Further conveyed to Lori Orchid Sloan by Deed dated March 2, 2005 from Scotty J. Brewer and Lori O. Sloan of record in Instrument Number 20050303-0023328, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 252 Nunley Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 3 day of May 2022.

Lori Orchid Sloan

STATE OF TENNESSEE
COUNTY OF Williamson

On this 3 day of May 2022, before me personally appeared **Lori Orchid Sloan** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 3 day of May 2022.

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 5/3/2022 (date of document).

Affiant Signature
Date 5/3/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 3 day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY