WARRANTY DEED

Karen Johnson Davidson County
Batch# 854866 DEEDWARR
05/13/2022 09:03:13 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220513-0055146

LR-RCR-22-245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-26-25

(AFFIX SEAL)

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Graham Penrose and Dana Bradley	New Owner	
(NAME)	(NAME)	**119-14-0-015.00**
245 Collier Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, 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 **DANA ADDISON BRADLEY AND CHRISTOPHER GRAHAM PENROSE, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

Being a Parcel 15.00 as shown on Metro Property Map 119-14 in the 16th Council District in Metro Davidson County, Tennessee and more particular described as follows according to a field survey performed by Q.S. Pulliam, TNRLS#2346, on August 03, 2021:

Beginning at an iron rod found on the south margin of Collier Avenue (50' R.O.W.), said rod being approximately 478 feet west of the intersection with the west margin of Dobbs Avenue (50' R.O.W.), said rod also being the northwest corner of the herein described property;

Thence, following said south margin, South 82 degrees 18 minutes 48 seconds East, a distance of 75.00 feet to a point;

Thence, leaving said south margin, South 05 degrees 35 minutes 14 seconds West, a distance of 155.50 feet to a point;

Thence, North 82 degrees 18 minutes 48 seconds West, a distance of 75.00 feet to a point;

Thence, North 05 degrees 35 minutes 14 seconds East, a distance of 155.50 feet to the Point of Beginning.

Containing 11,655 square feet or 0.27 acres.

Being the same property conveyed to Memphis Investment Properties III, LLC, a Tennessee Limited Liability Company by Warranty deed from Larry K. Clayton, unmarried of record in Instrument No. 20210901-0117916 Register's Office for Davidson County, Tennessee, dated August 25, 2021 and recorded on September 01, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **245 Collier Ave, 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 12 DAY OF MAY, 2022.

Memphis Investment Properties III, LLC, a Tennessee Limited Liability Company

BY: _____
Mark Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MARK HART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of MEMPHIS INVESTMENT PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a ~~corporation~~ LLC, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the ~~corporation~~ LLC as Member.

Witness my hand and official seal, this the 12th 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