Karen Johnson Davidson County
Batch# 856125 DEEDWARR
05/16/2022 12:45:30 PM 5 pgs
Fees: $28.00 Taxes: $4,440.00
20220516-0056101

Name and Address of New Owner:
The Housing Fund, Inc., a Tennessee nonprofit corporation
P.O. Box 281345, Nashville, TN 37228.

Send Tax Bills To:
The Housing Fund, Inc., a Tennessee nonprofit corporation
P.O. Box 281345, Nashville, TN 37228.

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 051-08-0-099-00

WARRANTY DEED

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, **Jimmy Duke Motors, a Tennessee general partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **The Housing Fund, Inc., a Tennessee nonprofit corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 3 ON THE MAP SHOWING SUBDIVISION OF LOTS 2 AND 5 OF MONTAGUE SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 192, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL (SET) AT THE SOUTHEAST INTERSECTION OF GALLATIN PIKE, AS NOW WIDENED AND LOCATED, AND BRINKHAVEN AVENUE, BEING IN THE APPROXIMATE WEST LINE OF A 50-FOOT STREET RUNNING ALONG THE EAST LINE OF THE NASHVILLE & GALLATIN INTERURBAN RAILROAD RIGHT-OF-WAY; THENCE,

1. WITH THE SOUTHERLY MARGIN OF BRINKHAVEN AVENUE, SOUTH 60 DEGREES 49 MINUTES 21 SECONDS EAST, 192.00 FEET TO AN IRON ROD (FOUND) AT THE NORTHWEST PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO NASHVILLE MADISON PARTNERS, LLC AS OF RECORD IN INSTRUMENT NO. 20180111-0003710, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

2. LEAVING THE SOUTHERLY MARGIN OF BRINKHAVEN AVENUE AND WITH THE WEST PROPERTY LINE OF SAID NASHVILLE MADISON PARTNERS, LLC, IN PART, SOUTH 29 DEGREES 23 MINUTES 32 SECONDS WEST, 67.98 FEET TO AN IRON ROD (FOUND) AT THE NORTHEAST PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JIMMY R. MITCHELL ETUX AS OF RECORD IN INSTRUMENT NO. 20010302-0019929, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

3. WITH THE NORTH PROPERTY LINE OF SAID JIMMY R. MITCHELL ETUX, NORTH 50 DEGREES 49 MINUTES 21 SECONDS WEST, 192.00 FEET TO AN IRON ROD (SET) ON THE EAST MARGIN OF THE AFOREMENTIONED GALLATIN PIKE; THENCE,

4. WITH THE EAST MARGIN OF SAID GALLATIN PIKE, NORTH 29 DEGREES 23 MINUTES 32 SECONDS EAST, 67.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,053 SQUARE FEET OR 0.30 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2016.

Being the same property conveyed to Jimmy Duke Motors, a Tennessee general partnership by Limited Warranty Deed from Patricia E. Wall and Cumberland Trust and Investment Company, Co-Trustees of the Nathan T. Wall Marital Trust of record as Instrument No. 20091222-0116559 in the Register's Office for Davidson County, Tennessee, dated December 15, 2009 and recorded on December 22, 2009.

Being the same property conveyed to Jimmy Duke Motors, a Tennessee general partnership by Corrective Limited Warranty Deed from Patricia E. Wall and Cumberland Trust and Investment Company, Co-Trustees of the Nathan T. Wall Marital Trust of record as Instrument No. 20201103-0128107 in the Register's Office for Davidson County, Tennessee, dated October 28, 2020 and recorded on November 3, 2020.

Being also known as 1009 Gallatin Pike South, Madison, TN 37115
Parcel No. 051-08-0-099-00

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 together with all improvements, buildings, and structures located thereon, 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 25th day of April, 2022.

Jimmy Duke Motors, a Tennessee general partnership

By: _____
Judith Lynne Gregory, a partner

By: _____
Elizabeth P. Gregory, a partner

By: _____
James Duke Gregory, a partner

By: _____
Judith Lynne Gibson, a partner

STATE OF TENNESSEE) COUNTY OF DAVIDSON) Before me, Dellana Lashorn, a Notary Public of said County and State, personally appeared Judith Lynne Gregory, Elizabeth P. Gregory, James Duke Gregory, and Judith Lynne Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Partners of Jimmy Duke Motors, the within named bargainor, a Tennessee general partnership, and that they, as such Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by themselves as such Partners. Witness my hand and seal, at Office in the aforesaid county and state, this 20 day of April, 2022.

Notary Public

My Commission Expires: 3/3/25

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

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 $1,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of April, 2022.

Notary Signature
My commission expires: 3/3/26

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 4/25/22 (date of document).

Affiant Signature

4/26/22
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 26th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026