This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-16223-LV

Karen Johnson Davidson County
Batch# 858331 DEEDWARR
05/18/2022 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220518-0057711

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2022.

Notary Public
My Commission Expires: _____

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mobile Tennessee, LLC, a Tennessee Limited Liability Company 25775 Oak Ridge Dr., Ste 110 The Woodlands, TX 77380	Prosperity Bank 26551 I-45 North The Woodlands, TX 77380	065.13-0B-007.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Benjamin Jackson Taylor and Kimberly Rae Taylor, husband and wife** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mobile Tennessee, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract of land in the Eleventh Councilmanic District of Davidson County, Tennessee, located on the south margin of Lebanon Pike (US Highway 70) and east of Lady Nashville Drive, and said tract being Parcel 007.00CO (and the Limited common area for Building "B") as shown on Davidson County Tax map 065-13 B belonging to Benjamin Jackson Taylor and Kimberly Rae Taylor as evidenced in Wilson County Deed Book 1235, Page 840 in the Registers office of Wilson County (ROWCT), and being part of Lot 4 on the Final Subdivision Plan of Re-subdivision of lots 2 & 4 "Scotts Hollow Commercial Development Revised" as evidenced in Wilson County Plat book 24, Page 277, and being more particularly described as follows:

To find the BEGINNING start at a mag nail on the south margin of Lebanon Pike, said mag nail being located 847 feet more or less east of the centerline of Lady Nashville Drive, said mag nail being the northeast corner of Lot 1 of The Final Subdivision Plan of Scotts Hollow Commercial as evidenced in Wilson County Plat Book 19, Page 7, and said mag nail being the northwest corner of Lot 4 Final Subdivision Plan of Re-subdivision of lots 2 & 4 "Scotts Hollow Commercial Development Revised", and said mag nail also being located at State Plane Coordinates North 685,973.50 East 1,797,220.71, thence; with the east line of said Lot 1 and with the west line of said Lot 4 South 22° 38' 42" East a distance of 133.44 feet to an iron pin, said iron pin being on the north line of the property herein described and said iron pin being the southeast corner of said Lot 1, thence;
1. Crossing said Lot 4 and along the north line of line of the property herein described North 68° 37' 51" East a distance of 44.75 feet to an iron pin, said iron pin being the northeast corner of the property herein described, thence;
2. Continuing to cross said Lot 4 and with the east line of the property herein described South 19° 38' 38" East a distance of 126.86 feet to an iron pin, said iron pin being the southeast corner of the property herein described, and said iron pin being on the north line of Parcel 138.00 as shown on Davidson County Tax map 065-13 belonging to KWA/HHL, LLC as evidenced in Instrument 20190918-0094459 in the Registers office of Davidson County (RODCT), and being Lot 2 on the Final Plat of Rowlett Property as evidenced in Instrument 20171004-0102055 in the Registers office of Davidson County (RODCT), thence;
3. With the north line of said Lot 2 and with the south line of the property herein described, South 68°

37' 31" West a distance of 138.12 feet to an iron pin, said iron pin being the southeast corner Lot 3 of the Resubdivision Scott's Hollow as evidenced in Davidson County Plat Book 7900, Page 12, belonging to Jacquelyn Sellers Living Trust as evidenced in Instrument 20191009-0103620 in the Registers office of Davidson County (RODCT), and said iron also being located at State Plane Coordinates North 685,696.84 East 1,797,227.80, and said iron pin being the southwest corner of Lot 4 and said iron pin being the southwest corner of the property herein described, thence;
4. With the east line of said Lot 3 and with the west line of said Lot 4 and with the west line of the property herein described, North 23° 07' 10" West a distance of 126.88 feet to an iron pin, said iron pin being the southwest corner of said Lot 1, and said iron pin being the northwest corner of the property herein described, thence;
5. With the south line of said Lot 1 and with the north line of said Lot 4 and with the north line of the property herein described North 68° 37' 51" East a distance of 101.06 feet to an iron pin the BEGINNING, containing 18,002 square feet, or 0.4132 acres, more or less, according to a survey by Jesse E. Walker, TN RLS #1486, dated 04-06-2022.

Being the same property conveyed to Benjamin Jackson Taylor and wife, Kimberly Rae Taylor, by Warranty Deed from Pat Parker n/k/a Pat Apple, married by and through Larry Apple, Attorney-In-Fact, of record in Book 1235, Page 840, in the Register's Office for Wilson County, Tennessee, dated February 27, 2007, and recorded on March 8, 2007.

This is improved property located at: **4988 Lebanon Pike, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2022.

GRANTOR:

Benjamin Jackson Taylor

Kimberly Rae Taylor

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benjamin Jackson Taylor and Kimberly Rae Taylor, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of April, 2022.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/24

202205180057711

Tennessee Certification of Electronic Document

I, Jimmy Binkley, 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 4/19/2022 (date of document).

Affiant Signature

4/20/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/19/25

NOTARY'S SEAL

