Karen Johnson Davidson County
Batch# 863181 DEEDWARR
05/26/2022 02:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20220526-0061466

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Memphis Investment Properties III LLC 4701 Summer Avenue Memphis, TN 38122	New Owner	096-05-0-074.00

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, **Friendship Property Management Inc., a Tennessee Corporation AKA God's Will Property Management, Inc.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Memphis Investment Properties III LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee. being Lot 125, Woodberry Park. as shown on plat of record in Plat Book 2133. Page 117, in the Register's Office, Davidson County, Tennessee. to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Friendship Property Management, Inc. by Warranty deed from Marty Penix, a married man of record in Instrument No. 20090904-0083491 Register's Office for Davidson County, Tennessee, dated August 31, 2009 and recorded on September 04, 2009.

Limited Power of Attorney for Theophilus Egbujor, Owner and CEO of Friendship Property Management Inc., a Tennessee Corporation AKA God's Will Property Management, Inc. dated December 1, 2021 and recorded February 2, 2022 in Instrument No. 20220202-0012175, in the Register's Office of Davison County, Tennessee

Being also known as 2644 Woodberry Drive Nashville, Tennessee 37214.
(Address for Informational Purposes Only).

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, 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 17th day of May, 2022.

Friendship Property Management Inc., a Tennessee Corporation AKA God's Will Property Management, Inc.

By: Theo Egbujor (SEAL)
Theophilus Egbujor, Owner & CEO, by Theo Egbujor, Jr., his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kendra Teasley of the state and county mentioned, personally appeared Theo Egbujor, Jr., as Attorney in Fact for Theophilus Egbujor, Owner and CEO of Friendship Property Management, Inc., aka God's Will Property Management, Inc., 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 Attorney-in-Fact for Theophilus Egbujor Owner & CEO of Friendship Property Management, Inc, the within named bargainor, a Tennessee Corporation, and that such Theo Egbujor, Jr. as such his Attorney-in-Fact executed the foregoing instrument for the purpose therein contained, by himself as Attorney in Fact.

Witness my hand and seal, at office in Nashville, this 17th day of May, 2022.

Notary Signature

Printed Name: Kendra D. Teasley

My commission expires: 1/11/2026

KENDRA D. TEASLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
22nd day of April, 2022.

Notary Public
My commission expires: 1/11/2026
File No. 2022-880

KENDRA D. TEASLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

Tennessee Certification of Electronic Document

I, Melissa Loew, 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 5/17/22 (date of document).

Affiant Signature

5/23/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of May, 2022

M.R. Schodroski
Notary's Signature

MY COMMISSION EXPIRES: March 3, 2026

NOTARY'S SEAL

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON