WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AF

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-2025

LR-MIP-22-228

Karen Johnson Davidson County
Batch# 865391 DEEDWARR
06/01/2022 08:19:17 AM 3 pgs
Fees: $18.00 Taxes: $832.50

20220601-0062897

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)
Memphis Investment Properties III, LLC	**New Owner**	-
(NAME)	(NAME)	**133-11-0-198.00**
4701 Sumner Ave		
(ADDRESS)	(ADDRESS)	
Memphis, TN 38122		
(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, **MARY SKEEN, MARRIED AND JAMIE WHITFIELD, SINGLE, AND THE ESTATE OF EUNICE P. CLICKNER** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEMPHIS INVESTMENT PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Section Three, Valley View Meadows of record in Plat Book 3700, Page (s) 93 and 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eunice P. Clickner by Quitclaim deed from James E. Clickner of record in Book 6519, page 811, Register's Office for Davidson County, Tennessee, dated March 03, 1985 and recorded on March 27, 1985. Eunice P. Clickner being one and the same as Eunice Mae Clickner.

Said Eunice P. Clickner having since died intestate on or before January 19th, 2022, probated in Case No. 22P653 Seventh Circuit Court for Davidson County, Tennessee, the estate still being open. Jamie Whitfield was appointed Administratrix of the Estate of Eunice P. Clickner. Jamie Whitfield and Mary Skeen are the heirs at law, pursuant to Affidavit of Heirship of Record in Instrument No. 20220601-0062895 and 20220601-0062896, Register's Office for Davidson County, Tennessee. Eunice P. Clickner being one and the same as Eunice Mae Clickner. Subject property is not now, nor, has it ever been the principle residence of the Grantor(s) and/or the Grantor's spouse.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 3700, Page 93, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3182, Page 261, Book 3498, Page 1916, Book 3504, Page 106, Book 3673, Page 439, Book 3770, Page 214, Book 4065, page 227 and Book 4082, page 106, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer of record in Book 3182, Page 261, Book 3498, Page 196 and Book 3504, Page 80, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **228 Shawn Dr., 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 24th DAY OF MAY, 2022.

Mary Skeen by Mitchell Miller, attorney in fact
Mary Skeen
By: Mitchell Miller, Attorney In Fact

Jamie Whitsfield by Mitchell Miller, attorney in fact
Jamie Whitsfield
By: Mitchell Miller, Attorney In Fact

_____
Jamie Whitfield
It's: Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that he is the Attorney in Fact for MARY SKEEN, and is authorized by MARY SKEEN to execute this instrument on their behalf. Pursuant to Power of Attorney of Record in Instrument No. 20220601-0062893, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 24th of May, 2022.

_____
Notary Public
My Commission Expires: 1-11-26
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that he is the Attorney in Fact for JAMIE WHITFIELD, and is authorized by JAMIE WHITFIELD to execute this instrument on their behalf. Pursuant to Power of Attorney of Record in Instrument No.: 20220601-0062894, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 24th of May, 2022.

_____
Notary Public
My Commission Expires: 1-11-26
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMIE WHITFIELD, ADMINISTRATRIX of the THE ESTATE OF EUNICE P. CLICKNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ____ of _____, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 24th DAY OF MAY, 2022.

Mary Skeen
By: Mitchell Miller, Attorney In Fact

Jamie Whitsfield
By: Mitchell Miller, Attorney In Fact

Jamie C Whitfield

Jamie Whitfield
It's: Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that he is the Attorney in Fact for MARY SKEEN, and is authorized by MARY SKEEN to execute this instrument on their behalf. Pursuant to Power of Attorney of Record in Instrument No._____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 24th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that he is the Attorney in Fact for JAMIE WHITFIELD, and is authorized by JAMIE WHITFIELD to execute this instrument on their behalf. Pursuant to Power of Attorney of Record in Instrument No.:_____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 24th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF North Carolina
COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMIE WHITFIELD, ADMINISTRATRIX of the THE ESTATE OF EUNICE P. CLICKNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of May, 2022.

Lena Cody Wolfe

Notary Public
My Commission Expires: ~~May~~ Sept 16, 2025
(SEAL)

LENA CODY WOLFE NOTARY PUBLIC JACKSON COUNTY, NC

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212