# WARRANTY DEED

Karen Johnson Davidson County
Batch# 869446 DEEDWARR
06/10/2022 10:27:09 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20220610-0066245

LR-MSRE-22-121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

**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) | **043-14-0-121.00** |
| **4701 Summer 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, **FREEMAN H. GETER, III, A MARRIED MAN,** 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:

Being Lots No. 2 and 3 on the unrecorded map of Margaret L. Dickinson's Subdivision, and described, according to a copy of the survey thereof made by Blanchard and Parrish, Engineers, August 20, 1943, as follows:

Beginning at a point in the center line of a drainage ditch in the Easterly margin of Lanier Drive, which point is the common corner of Lots No. 1 and 2 and is 245.2 feet South of a concrete monument set in the Easterly margin of said Drive, South 11 degrees 45 minutes East 100 feet to the common corner of Lots Nos. 3 and 4; thence with the line between said Lots Easterly 217.5 feet to a point in the Westerly line of the Hailey Subdivision; thence with the line of the same North 18 degrees 45 minutes West 100 feet to a point, the common corner of Lots No. 1 and 2; thence with the line between said lots Westerly 214.2 feet to the point of beginning.

Included in the above description but specifically excluded therefrom: Land in Davidson County, Tennessee, being Lot No. 2 on the unrecorded map of Margaret L. Dickinson's Subdivision, and described according to a copy of a survey made by Cantrell, Kemp, LLC September 20, 2002. Beginning at a point in the center line of a drainage ditch in the Easterly margin of Lanier Drive, which is the common corner of Lots No. 1 and 2 is 245.2 feet South of a concrete monument set in the Easterly margin of said Drive; thence South 11 degrees 05 minutes 00 seconds East, 50.00 feet to an iron pin found; thence Easterly 215.8 feet to a new iron pin; thence North 18 degrees 45 minutes 00 seconds West, 50.00 feet to an iron pin in a fence corner; thence Westerly, 214.2 feet to an iron pin, being the point of beginning, being 0.2465 acres, more or less. Property commonly known as 121 LANIER DR, MADISON, TN, 37115 for informational purposes only.

Being the same property conveyed to Freeman H. Geter, III, a married man, by Warranty Deed from Jesse Wilson of record in Instrument No. 20070827-0102758 Register's Office for Davidson County, Tennessee, dated August 17, 2007 and recorded on August 27, 2007.

Donzella Geter joining in this conveyance to convey any interest she may have in the property, marital or otherwise.

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: **121 Lanier Dr, Madison, Tennessee 37115**.

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 31st DAY OF MAY, 2022.

Freeman H. Geter, III

Donzella Geter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREEMAN H. GETER, III, 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.

Witness my hand and official seal, this the 31st of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONZELLA GETER, 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.

Witness my hand and official seal, this the 31st 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