WARRANTY DEED

Karen Johnson Davidson County
Batch# 876350 DEEDWARR
06/23/2022 01:54:29 PM 2 pgs
Fees: $13.00 Taxes: $991.60

20220623-0071910

LR-MIP-22-202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-09-2024

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)	**025-04-0-003.00**
Sumner **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, **RUSSELL A. GEORGE, SINGLE ,** 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 a tract or parcel of land located in Goodlettsville, Davidson County, Tennessee, said tract being the property conveyed to Russell A. George by quitclaim deed of record as evidenced in Instr. #20080721_0074813, R.O.D.C., and being more particularly described as follows;

Beginning at a point located in the southerly Right-of-Way line of Moncrief Avenue, being the northwesterly corner of property conveyed to Edna Corene Meadows by quitclaim deed as evidenced in Instr. #20150407_0030162, R.O.D.C., and being the northeasterly corner of the herein described tract,

Thence, leaving said southerly Right-of-Way line with the westerly line of the aforementioned Edna Corene Meadows property S 1 deg 21 min 30 sec E, 147.80 feet to an existing iron pin,

Thence, leaving said westerly line with the northerly line of property conveyed to Heather George by warranty deed as evidenced in Instr. #20211210_0164148, R.O.D.C., S 76 deg 14 min 00 sec W, 42.16 feet to an existing iron pin,

Thence, leaving said line with the northerly line of property conveyed to Hannah A. Reed by warranty deed as evidenced in Instr. #20200722_0080479, R.O.D.C., S 89 deg 26 min 30 sec W, 55.84 feet to an existing iron pin,

Thence, leaving said northerly line with the easterly line of property conveyed to Vicki L. Long by deed of record in Book 9372, Page 295, R.O.D.C., N 0 deg37 min 00 sec W, 155.32 feet to an existing iron pin located in the southerly Right-of-Way line of Moncrief Avenue,

Thence, leaving said easterly line with the southerly Right-of-Way line of Moncrief Avenue N 88 deg 10 min 30 sec E, 95.00 feet to an existing iron pin and the point of beginning.

Containing 14,814 square feet or 0.34 acre, more or less.

Being the same property conveyed to Russell A. George, and wife, Lisa B. George, as tenants by the entirety, their heirs and assigns by Quitclaim deed from Donald L. George, a single man of record in Instrument No.20080721-0074813 Register's Office for Davidson County, Tennessee.

Lisa B. George having since deceased on or about April 9th, 2021 leaving Russell A. George as surviving spouse by the entirety.

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: **202 Moncrief Ave., Goodlettsville, Tennessee 37072**.

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 21st DAY OF JUNE, 2022.

Russell A. George

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSSELL A. GEORGE, 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 21st of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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