THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541212

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $590,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of June, 2022.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 877628 **DEEDWARR**
06/24/2022 11:45:21 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20220624-0072463

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MillarRich Properties, LLC Rowan Millar 5022 Old Hydes Ferry Pike Nashville, TN 37218	New Owner	Tax Parcel ID No. 067-00-0-124.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew W. Konyn and Jennifer P. Konyn, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **MillarRich Properties, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described according to a Boundary Plat made by William M. Keel, Registered Land Surveyor, No. 990, dated February, 1987, as follows:

Beginning at an iron pin in the southerly margin of Old Hydes Ferry Pike, said pin being referenced from a spike in the intersection of the centerline of Old Hydes Ferry Pike, with the centerline of Old Hickory Boulevard (in the Scottsboro Community) as follows:

Beginning at said spike in the intersection of the centerline of Old Hydes Ferry Pike with the centerline of Old Hickory Boulevard thence; South 87 degrees 55 minutes 00 seconds East, 511.80 feet to a point in the centerline of Old Hydes Ferry Pike thence; South 81 degrees 00 minutes East, 82.40 feet to a point in the centerline of Old Hydes Ferry Pike thence; South 6° 47' 30" West, 15.49 feet to an iron pin, the point of beginning of this survey.

Thence, S 6° 47' 30" W, 66.42 feet to an iron pin thence; S 7° 54' 24" W, 110.37 feet to an iron pin thence; S 48° 45' 43" E, 174.26 feet to an iron pin thence; S 10° 08' 38" W, 461.37 feet to an iron pin thence; S 67° 17' 56" E, 405.20 feet to an iron pin thence; N 6° 39' 29" E, 815.49 feet to an iron pin in the southerly margin of Old Hydes Ferry Pike thence; with the southerly margin of Old Hydes Ferry Pike, N 78° 57' 56" W, 338.36 feet to an iron pin thence; continuing with said margin, along a curve to the left (L = 3° 59' 38"; R = 2368.48 feet) a distance of 165.09 feet to the point of beginning, containing 7.33 acres, more or less.

Being the same property conveyed to Joseph H. Parker and wife, Marianne P. Parker from James W. Stewart and Roy W. Parker by Warranty Deed on June 15, 1987, of record in Book 7269, Page 476, Registers Office for Davidson County, Tennessee.

Further conveyed to Joseph Parker from Marianne Parker (pursuant to the Final Decree for Divorce in Marianne Parker vs. Joseph Parker, Docket No. 00D-2787, Davidson County Circuit Court 1) by Quitclaim Deed on October 10, 2001, of record in Instrument Number 20011017-0112960, Registers Office for Davidson County, Tennessee.

Joseph Henry Parker, having since died on November 23, 2015. Last Will & Testament admitted to probate in Davidson County, Tennessee in Docket Number 16P-14, John W. Parker and Charles C. Burridge named personal representatives for the estate. Jennifer M. Parker, a single woman and Elizabeth T. Parker, a single woman being the sole heirs at law.

Being further conveyed to John W. Parker, Trustee for the benefit of The Jennifer M. Parker Family Trust and for the benefit of The Elizabeth T. Parker Family Trust from John W. Parker,

Co-Executor, Jennifer M. Parker, Elizabeth T Parker and Charles C. Burridge, Co-Executor, by Quitclaim Deed on March 3, 2017, of record in Instrument Number 20170329-0030399, Registers Office for Davidson County, Tennessee.

Being further conveyed to MATTHEW W. KONYN and JENNIFER P. KONYN by deed from JOHN W. PARKER, TRUSTEE OF THE JENNIFER M. PARKER FAMILY TRUST AND TRUSTEE OF THE ELIZABETH T. PARKER FAMILY TRUST, of record in Instrument No. 20201228-0153507, dated December 18, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 067-00-0-124.00.

No insurance is afforded as to the acreage or square footage contained in the insured property. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

This is improved property located at 4939 Old Hydes Ferry Pike Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 21st day of June, 2022.

Matthew W. Konyn by Shira Kingrey, his Attorney-in-Fact

Matthew W. Konyn by Shira Kingrey, his Attorney-in-Fact

Jennifer P. Konyn by Shira Kingrey, her Attorney-in-Fact

Jennifer P. Konyn by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Matthew W. Konyn and Jennifer P. Konyn and that she is authorized by Matthew W. Konyn and Jennifer P. Konyn to execute this instrument on their behalf.

Witness my hand, at office, this 21st day of June, 2022.

J Anderson

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____