Name and Address of New Owner:
Jonathan D. Runion and Randall Voland
1016 Gallatin Pike South
Nashville, TN 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 051-08-0-189

Karen Johnson Davidson County
Batch# 886648 DEEDWARR
07/11/2022 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220711-0079243

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, **Wallace Mitchell**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan D. Runion and Randall Voland,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1-A on the Resubdivision of Lot No. 1 U-Haul Park Plaza, of record in Book 5190, page 414, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wallace Mitchell from Subsouth Properties, a Sole Proprietorship of Daniel R. Hightower, by Warranty Deed dated 06/26/1996 and recorded 06/27/1996 in Book 10100, page 65, Register's Office of said County.

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 June, 2022.

Wallace Mitchell (SEAL)
Wallace Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2022, before me personally appeared Wallace Mitchell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 17th day of June, 2022.

Shannon O'Neill
Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

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 $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of June, 2022.

Shannon O'Neill
Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 06/17/2022 (date of document).

Shannon O'Neill

06/17/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this ____ day of ____, 2022.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD