Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-22-3049

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2022

Notary Public

Commission Expires: _____

KIMBERLY MILLER NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 8/21/2022

Karen Johnson Davidson County
Batch# 887949 DEEDWARR
07/13/2022 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20220713-0080247

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dana Battista and Miranda B. Kenney 5187 John Hagar Road Hermitage, TN 37076	**New Owner**	098-00-0-121.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

UST, LLC, a South Carolina Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dana Battista and Miranda B. Kenney

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Jesse's Acres of record in Plat Instrument No. 20121016-0094717, 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 Tatiana Feinberg, unmarried by Warranty deed from Micah L. McCormac, unmarried of record in Instrument No. 20140320-0023062 Register's Office for Davidson County, Tennessee, dated March 17, 2014 and recorded on March 20, 2014 and Scrivener' s Affidavit, Recorded in Instrument No. 20140604-0048674.

Being the same property conveyed to UST, LLC, a South Carolina Limited Liability Company by Warranty deed from Tatiana Feinberg, a single woman of record in Instrument No. 20220615-0068086 Register's Office for Davidson County, Tennessee, dated May 31, 2022 and recorded on June 15, 2022.

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 5187 John Hagar Road, Hermitage, Tennessee 37076.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Jesse's Acres of record in Plat Instrument No. 20121016-0094717, 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 Tatiana Feinberg by Warranty deed from Micah L. McCormac of record in Instrument No. 20140320-0023053 Register's Office for Davidson County, Tennessee, dated March 17, 2014 and recorded on March 20, 2014.

Being the same property conveyed to UST, LLC, a South Carolina Limited Liability Company by Warranty deed from Tatiana Feinberg, a single woman of record in Instrument No. 20220614-0067796 Register's Office for Davidson County, Tennessee, dated May 31, 2022 and recorded on June 14, 2022.

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 5185 John Hagar Road, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5185 and 5187 John Hagar Road, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 8th day of July, 2022.

UST, LLC, a South Carolina Limited Liability Company

By: _____
Mark Weeks, Representative

STATE OF South Carolina

COUNTY OF Orangeburg

Before me, Kimmiller of the state and county mentioned, personally appeared Mark Weeks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Representative of UST, LLC, the within named bargainor, a Limited Liability Company, and that such Mark Weeks as such Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Representative.

Witness my hand and seal, at office, this 8th day of July, 2022.

_____
Notary Signature
My commission expires: _____

KIMBERLY MILLER NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 8/21/2022

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, ADAM DIAMOND, 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 this 8 day of July, 2022.

Adam Diamond | Custodian

7/8/2022
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, WESSLEY INSCOE, a Notary Public for this county and state, ADAM DIAMOND, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 8 day of July, 2022.

Notary Public
My commission expires on: 10.02.2023

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY