WARRANTY DEED

Karen Johnson Davidson County
Batch# 896467 **DEEDWARR**
08/01/2022 10:09:40 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20220801-0087029

LR-MIP-22-529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

JONATHON TRISTAN JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-23-25

(AFFIX SEAL)

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)
James W. Crockett and Catherine Hughes		
(NAME)	(NAME)	
529 Northcrest Dr	← Same	**147-11-0-095.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **MEMPHIS INVESTMENT PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES W. CROCKETT, A SINGLE MAN, AND SARAH CATHERINE HUGHES, A SINGLE WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 460 on the Plan of Whispering Hills, Section II-C of record in Plat Book 2663, Page (s) 66 and 67, 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 Memphis Investment Properties III LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC a Texas limited liability company of record in Instrument No. 20211109-0149663 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 09, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page (s) 66 and 67, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2797, Page 483, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **529 Northcrest Dr, Nashville, Tennessee 37211**.

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 28th DAY OF JULY, 2022.

Memphis Investment Properties III, LLC

BY:_____
Mark Hart
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MARK HART, 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 the MEMBER of MEMPHIS INVESTMENT PROPERTIES III, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 28th of July, 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