35990-8

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 909603 DEEDWARR
08/30/2022 09:01:31 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20220830-0097619

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0761-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Funez Realty Investment, LLC	Funez Realty Investment, LLC	031-00-0-069.00
(NAME)	(NAME)	
103 Elizabeth Court	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEYFLIP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FUNEZ REALTY INVESTMENT, LLC,** 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Robert L. Skylar, March 13, 1965 as follows:

Beginning at a point in the center line of Lickton Pike at the Southwest corner of the Ernest Epley Property; thence with Epley's line, South 85° 50' East 190 feet to a point in White's Creek; thence following the Creek, South 37° 40' East 216.61 feet to a point on the bank of the creek, continuing South 10° 33' East 321.20 feet along Zimmerle Property line and along a fence; thence leaving Zimmerle Property line, North 85° 49' West 492.22 feet to a point in the center line of the Lickton Pike; thence with the Pike, North 13° 06' East 491.50 feet to a point of beginning, containing 4.0 acres more or less.

Being the same property conveyed to Keyflip, LLC, a Tennessee limited liability company, by Warranty Deed from Linda D. Oaks, dated July 8, 2022, recorded 8/30/22, of record in Book _____, page _____, Register's Office for ~~Montgomery~~ Davidson County, Tennessee.

20220830-0097619

This is:

unimproved ☐

improved ☒ property, known as 4837 Lickton Pike, Whites Creek, TN 37189

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 8th day of July, 2022.

Keyflip, LLC

BY: _____
Dontre Doxley, Member

State of Tennessee
County of Montgomery

Before me, a Notary Public of the state and county mentioned, personally appeared Dontre Doxley 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 a Member of Keyflip, LLC, the within named bargainor, a limited liability company, and that such member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Dontre Doxley.

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

_____
Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY