Karen Johnson Davidson County
Batch# 912502 DEEDWARR
09/02/2022 03:30:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20220902-0099516

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00.**

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 2ND DAY OF SEPTEMBER, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/17/2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2135

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Mt. View Developments, LLC 5461 Oak Chase Dr. Antioch, TN 37013	New owner	163-00-0-235.00

For and in consideration of the sum of One Hundred Fifty Thousand And 0/100 ($150,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

JOHN BROTHERS

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

MT. VIEW DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Land in the Second District, formerly Fifth District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Mt. View Road and in the westerly boundary of the Joe Boyd Hood tract as of record in Book 5206, page 692, R.O.D.C., and being Northeast 36 degrees, 30' East ½ the width of said road-from the northeast corner of the said Joe Boyd Hood Tract and in the center of said road; thence from the said point in the northeasterly line of said road, northeast 36 degrees, 30' East, 357.20 feet to an iron pin in the Hood tract and Shields Antioch lands subdivision; thence South 86 degrees East, 238 feet to an iron pin in the said Hood and Shields subdivision properties; thence South 35 degrees 45' East, 387.1 feet to an iron stake in said line; thence South 45 degrees 00' to an iron stake in said line; thence South 45 degrees 00' East 154.9 feet to an iron stake in the northerly boundary of said road; thence westerly with the western margin of said road and with a radius of 1461; 175' to the point of beginning.

Being the same property conveyed to John Brothers by Warranty Deed from Wiley Randall Hargrove, Charles Foriest, Sarah Adams, Daniel Adams, Keisha Robbing and William Travis Montague, dated December 14, 2021, and recorded December 23, 2021 in Instrument 20211223-0169814 Register's Office for Davidson County, Tennessee. And also being the same

property conveyed to Melanie Jo Adams Kirby, Rainey O. Adams, II, and Wanda Diane Hargrove by Quitclaim Deed from Melanie Jo Adams Kirby, dated April 29, 1996, and recorded on June 24, 1996, of record in Book 10095, Page 769, Register's Office for Davidson County, Tennessee. Melanie Jo Adams Kirby, having since died on October 22, 2020, leaving William Travis Montague as her sole heir at law as evidenced by Affidavit of Heirship recorded in Instrument No. 20210309-0030432, Register's Office for Davidson County, Tennessee. The said Rainey O. Adams, II, also known as Rainey Adams, having since died on March 26, 2006, leaving Sarah Adams, Daniel Adams and Keisha Robbins as heirs in law as evidenced by Affidavit of Heirship, dated November 30, 2021, and recorded in Instrument No. 2011223-0169813, Register's Office for Davidson County, Tennessee. The said Wanda Diane Hargove also known as Wanda Hargrove, having since died on April 20, 2018, leaving Wiley Randall Hargrove and Charles Foriest as her heirs at law as evidenced by Affidavit of Heirship dated November 30, 2021, and recorded December 23, 2021, in Instrument No. 20211223-0169812, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Pat Nichol, Trustee by Quitclaim Deed from Rainey O. Adams and wife, Fannie Mai Adams, of record in Book 5588, Page 805, Register's Office for Davidson County, Tennessee, dated April 9, 1980, and recorded April 9, 1980, and within the same deed, the said Pat Nichol, Trustee, conveyed his interest in the subject property to Melanie Jo Adams, a single person. Also being the same property conveyed to Rainey O. Adams and wife, Fannie Mai Adams, by Warranty Deed from Joe Boyd Hood, a single person, dated November 2, 1977, and recorded November 2, 1977, of record in Book 5217, Page 579, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 5043 Mount View Road, Antioch, TN 37013.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR JOHN BROTHERS to MT. VIEW DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FOR THE TRANSFER OF PROPERTY LOCATED AT 5043 MOUNT VIEW ROAD, ANTIOCH, TN 37013.]

Witness our/my hand on the 2nd day of September, 2022.

John Brothers

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, , with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this .

Beth Besch
Notary Public
My Commission Expires: 3-17-2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kimberly Hollingshead, 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 9/2/2022.

Kimberly Hollingshead, Esq.

September 2, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2nd day of September, 2022.

Notary Signature

My Commission Expires 3-17-2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON