Karen Johnson Davidson County
Batch# 914522 DEEDWARR
09/09/2022 10:19:23 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20220909-0101096

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00

Affiant

Subscribed and sworn to before me, this 7 day of Sept 2022.

Notary Public
My commission expires: 6-22-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Property Friends TN, LLC 41 Peabody Drive Nashville, TN 37210	New Onwer	051-10-0-079.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rod Wimmer, an unmarried man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Property Friends TN, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land in the 8th Council District of Davidson County, Tennessee, being described as follows:

Beginning at an iron railroad spike on the north right of way of Shields Lane and being 390.07 feet from the west right of way of Briarville Road, thence along the right of way of Shields Lane North 86 deg. 05' West a distance of 170.30 feet to an iron pin which is 15.60 feet northerly of the corner of Elanor Shields. Thence by Elanor Shields land North 1 deg. 43 min. West a distance of 149.25 feet to an iron pin, the southwest corner of lands owned by the Briarville Medical Group. Thence by the Briarville Medical Group land South 85 deg. 00 min. East a distance of 185.73 feet to an iron pin corner. Thence by land of Williams Smith, South 5 deg. 00 min. West a distance of 145.00 feet to the place of beginning. This survey excludes the 35.00 foot right of way as prior dedicated for Shields Lane. Containing 0.602 acres, more or less.

Being the same property conveyed to Rod Wimmer by Warranty Deed from Joyce J. Smith, a single woman, dated August 9, 2001 of record as Instrument No. 20010820-0089568, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 102 Shields Lane, Madison, TN 37115

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 7th day of September, 2022.

Rod K. Wimmer

Rod Wimmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rod Wimmer**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 7th day of September, 2022.

Notary Public

My Commission expires: 6-17-2027

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2022077493