(1)

WARRANTY DEED

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson
Batch# 916423
09/14/2022 10:23:33 AM
Fees: $13.00 Taxes: $1,646.50

Davidson County
DEEDWARR
2 pgs

20220914-0102438

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 3/25/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
M&A Investment Group, LLCa Tennessee limited liability company	M&A Investment Group, LLCa Tennessee limited liability company	07115019800
(NAME)	(NAME)	
363 West Main Street	363 West Main Street	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221521

For and 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, **William Jerome Farley, a single man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **M&A Investment Group, LLCa Tennessee limited liability company**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot Nos. 140 and 141 on the Plan of Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Curtis C. Perry and wife, Tessie L. Perry by Warranty Deed from Wendell G. Maddox and wife, Anna Mary Maddox, dated January 29, 1970 and filed of record in Book 4397, page 35, Register's Office for Davidson County, Tennessee. Curtis C. Perry and wife, Tessie L. Perry conveyed said property to Tessie L. Perry by Quitclaim Deed dated March 11, 1983 and filed of record in Book 6021, page 25, said Register's Office. Tessie Elder, formerly known as Tessie L. Perry, a widow not since remarried, conveyed said property to William Jerome Farley, an unmarried man by Quitclaim Deed dated March 31, 2010 and filed of record in 20100503-0033615, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1322 Stainback Avenue, Nashville, TN 37216
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of September, 2022

William Jerome Farley

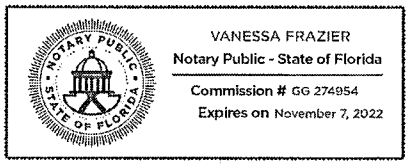
William Jerome Farley

STATE OF Florida)
COUNTY OF Alachua)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William Jerome Farley, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. who produced a US Passport

Witness my hand, at office, this 13th of September, 2022.

Notary Public Vanessa Frazier
My Commission Expires: 11/07/2022



Notarized online using audio-video communication