Name and Address of New Owner:
Nashville Choons, LLC
224 Ranch Road
Portland, TN 37148

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 920478 DEEDWARR
09/22/2022 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220922-0105445

Map & Parcel No: 050-11-0-030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Monty Mendenhall Sole Heir at Law of the Estate of Katheryn Dean Mendenhall, deceased**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nashville Choons, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 648 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, page 80, Register's Office of Davidson County, Tennessee.

Said Lot No. 648 fronts 110 feet on the Northerly margin of Leondale Terrace and runs back between lines 143.4 feet on the Easterly margin and 144.8 on the Westerly line to a dead line in the rear on which it measure 101.0 feet.

Being the same property conveyed to Elwood Mendenhall and wife, Kathryn Dean Mendenhall by Warranty Deed from Kentucky-Tennessee Conference Association of Seventh-day Adventists, Inc., of record in Book 4181, page 872, Register's Office for Davidson County, Tennessee, dated September 26, 1967 and recorded on October 18, 1967. (Value or consideration shown in aforementioned deed $N.A.) The said Elwood Mendenhall having since died on July 6, 2010 leaving Katheryn Dean Mendenhall as surviving tenant by the entirety. The said Katheryn Dena Mendenhall having since died on May 6, 2022 and by Affidavits of Heirship recorded in Instrument Nos. 202209220105443 and 202209220105444 in the Register's Office for Davidson County Tennessee, stating that the said Monty Mendenhall is the Sole Heir at Law.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of September, 2022.

Estate of Katheryn Dean Mendenhall

By: Sole Heir at Law
Monty Mendenhall, Sole Heir at Law

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared Monty Mendenhall, Sole Heir at Law 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 theSole Heir at Law of Estate of Katheryn Dean Mendenhall, the within named bargainor, a Estate, and that as such Sole Heir at Law, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Sole Heir at Law.

Witness my hand, at office, this 21st day of September, 2022.

Notary's Signature
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of September, 2022.

Notary Public
My commission expires: 11/8/22
File No. GNT-22-2369

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202209220105445

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 9-21-22.

Affiant Signature

9-21-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21 day of September, 2022.

Notary Signature

My Commission Expires: 11/8/22

