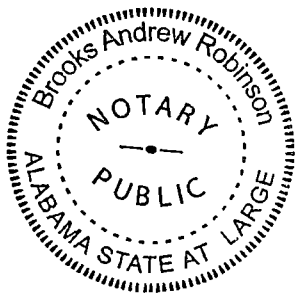
WARRANTY DEED



STATE OF Alabama
COUNTY OF Madison

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/21/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Erik Hjalmeby and Rebekah Davis	American Pacific Mortgage Corp	Parcel ID: 064-09-0-079.00
(NAME)	(NAME)	
205 Commerce Street	3000 Lava Ridge Court, Suite 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **McBryant Media, LLC, an Alabama limited liability company and TK & Associates, Inc., an Alabama Corporation, as joint tenants with right of survivorship,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Erik Hjalmeby and Rebekah Davis, husband and wife,** 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:

Being Lot Nos. 5 and 6 in Block "L" on the Map of Hadley's Bend City, as of record in Book 421, Page 120, in the Register's Office for Davidson County, Tennessee. Said lots front 25 feet each on the Southerly line of Commerce Street and all extend back Southerly 184 feet, more or less, to a branch, according the above referenced Plat.

Being the same property conveyed to Heather Rock, unmarried, by Warranty Deed from Michael Dennis Gabrysiak and wife, Livia Gabrysiak, dated April 30, 2003 and recorded May 2, 2003 in Instrument No. 20030502-0058809, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to McBryant Media, LLC, an Alabama limited liability company and TK & Associates, Inc., an Alabama Corporation, as joint tenants with right of survivorship by Warranty Deed from Heather Rock, an unmarried woman, dated November 5, 2021 and recorded November 9, 2021 in Instrument No. 20211109-0149606, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 205 Commerce Street, Old Hickory, TN 37138

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.

Karen Johnson Davidson County
Batch# 922418 **DEEDWARR**
09/28/2022 10:01:59 AM 2 pgs
Fees: $13.00 Taxes: $925.00



20220928-0107150

Witness our hands this 23 day of September 2022

McBryant Media, LLC, an Alabama limited liability company

BY: _____
Evan McCuen

TK & Associates, Inc., an Alabama Corporation

BY: _____
Toney Parker

BY: _____
Kira Parker

STATE OF ALABAMA

COUNTY OF MADISON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State McBryant Media, LLC, an Alabama limited liability company and TK & Associates, Inc., an Alabama Corporation, as joint tenants with right of survivorship, 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.

Witness my hand and official seal, this the 23rd day of September, 2022.

_____
Notary Public

My Commission Expires: 8/27/2025

(SEAL)

Brooks Andrew Robinson
NOTARY PUBLIC
ALABAMA STATE AT LARGE