Karen Johnson Davidson County
Batch# 922766 DEEDWARR
09/28/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $809.38
20220928-0107206

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-6454

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of September, 2022

Notary Public

Commission Expires: 3-7-26

Address of New Owner	Send Tax Bills To:	Map & Parcel
A Team Properties, LLC 1325 E 15th St Tulsa, OK 74120	NEW OWNER	064-01-0-067.00

WARRANTY DEED

FOR AND IN 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,

Mad Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

A Team Properties, LLC, an Oklahoma 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat of Spencer & Atchley Commercial Subdivision as shown on the Plan of record in Book 9700, Page 560, Register's Office for said County, to which reference is hereby made for a complete and accurate description thereof.

Less and Except: Portion of Property Conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed of record in Instrument No. 20041130-0142324, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Michael A. Atchley and Richard Spencer by Warranty Deed from ABG Properties, Inc. of record in Book 10078, page 226, Register's Office for Davidson County, Tennessee, dated June 6, 1996 and recorded on June 6, 1996.

Being the same property conveyed to S & A Enterprises, LLC by Quitclaim Deed from Michael A. Atchley, having a one-half (1/2) undivided interest and Richard Spencer, having a one-half (1/2) undivided interest of record in Book 10902, page 125, Register's Office for Davidson County, Tennessee, dated April 16, 1998 and recorded on April 27, 1998.

Being the same property conveyed to Michael Atchley by Quitclaim Deed from Judith Atchley of

record in Instrument No. 20010502-0045093 Register's Office for Davidson County, Tennessee, dated April 30, 2001 and recorded on May 2, 2001. Being a portion of the same property conveyed to Michael A. Atchley by Quitclaim Deed from S & A Enterprises, LLC, a Tennessee limited liability company of record in Instrument No. 20140102-0000079 Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on January 2, 2014. Being the same property conveyed to Mad Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Michael A. Atchley of record in Instrument No. 20210518-0066899 Register's Office for Davidson County, Tennessee, dated May 18, 2021 and recorded on May 18, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: Lot 6 Brandywine Village Court, 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 so 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.

Dated this the 21 day of September, 2022.

Mad Properties, LLC, a Tennessee Limited Liability Company

By: Michael A Atchley, President
Michael A. Atchley, President

STATE OF Texas COUNTY OF Bell

Before me, the undersigned notary public of the state and county mentioned, personally appeared Michael A. Atchley, 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 President of Mad Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Michael A. Atchley as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and sealthis 21 day of September, 2022.

Notary Signature
My commission expires: 09/10/2024

NOTARY PUBLIC STATE OF TEXAS
Hugh Cross
ID NUMBER
13266956-6
COMMISSION EXPIRES
September 10, 2024

Notarized online using audio-video communication

Certificate of Authenticity

I, Joshua A. Terry, 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 9/27/22.

Affiant Signature

9/28/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/28/22

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON