WARRANTY DEED

Karen Johnson Davidson County
Batch# 926680 DEEDWARR
10/06/2022 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20221006-0110304

STATE OF ALABAMA
COUNTY OF MADISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/19/2022
(AFFIX SEAL)

RYAN G. BLOUNT NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES 10/19/2022

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)
Teresa L England	Teresa L England	Parcel ID: 064-09-0-078.00
(NAME) 4010 University Ave Old Hickory TN 37138	(NAME) 4010 University Ave Old Hickory TN 37138	
(ADDRESS) ~~TN 37138~~	(ADDRESS)	
(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, as 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 **Teresa L England, a single woman**, 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:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Nos. 3 and 4 in Block "L" on the Map of Hadley's Bend City, as of record in Book 421, Page 120, 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 to the plan above.

Being the same property conveyed to Heather Rock from Michael Dennis Gabrysiak and wife, Livia Gabrysiak by Warranty Deed dated February 7, 2005 and recorded on February 17, 2005 in Instrument No. 20050217-0018050, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to McBryant Media, LLC, as Alabama limited liability company and TK & Associates, Inc., an Alabama Corporation, as joint tenants with right of survivorship from Heather Rock, an unmarried woman by Warranty Deed dated November 5, 2021 and recorded on November 9, 2021 in Instrument No. 20211109-0149606, 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 Lots 3 & 4 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.

Witness our hands this 4th day of October, 2022

McBryant Media, LLC, as Alabama limited liability company

BY: _____
Evan S. McCuen, member

TK & Associates, Inc., an Alabama Corporation

BY: _____
Toney Leshun Parker/President

BY: _____
Kira Parker, Treasurer/Secretary

STATE OF ALABAMA

COUNTY OF MADISON

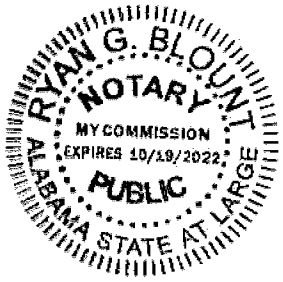
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Evan S. McCuen, as member for McBryant Media, LLC, an Alabama limited liability company, and Toney Leshun Parker as President and Kira Parker as Treasurer/Secretary for TK & Associates, Inc., an Alabama Corporation, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in such capacities and with full authority, executed the same voluntarily for and as the act of such entities.

Witness my hand and official seal, this the 4th day of October, 2022.

_____
Notary Public

My Commission Expires: 10/19/2022

(SEAL)



Certificate of Authenticity

I, **Doné Oglesby**, 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 **October 4, 2022**.

Date

Affiant Signature

10/06/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **6th** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026