Karen Johnson Davidson County
Batch# 928755 DEEDWARR
10/12/2022 01:57:30 PM 7 pgs
Fees: $38.00 Taxes: $2,035.00
20221012-0111985

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-10720-2022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of Oct, 202 2

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MAY 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Duluth Property LLC **111 Duluth Ave** **Nashville, TN 37209**	Same address as new owner	091-09-0-034

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($550,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BILLY HALL, BURKE MCFARLAND, CAMILLE MCFARLAND, ASHLEY M. HAMILTON, AND ROSA LEO, GUARDIAN OF HEATHER LAYNE,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DULUTH PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 43 in the re-subdivision of Westover Subdivision of Lot No. 37 in the Cockrill Plan, a plan of which is of record in Book 421, page 25, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Burke McFarland and Camille McFarland, as tenants by the entirety, from Elizabeth Tweedy and Suzanne Defour by Quitclaim Deed dated December 29, 2021 and recorded January 5, 2022 in Instrument #20220105-0002050, said Register's Office.

Being the same property conveyed to Emma Lane, an unmarried woman, from John Lane and wife, Mildred Lane, as to a one-half undivided interest, by Warranty Deed dated July 19, 1954 and recorded July 20, 1954 in Book 2291, page 63, said Register's Office. The said Emma Lane (Layne) having since died April 5, 1983.

Being the same property conveyed to John Lane and Emma Lane from B. Levitan and wife, Fannie Levitan, by Installment Deed dated August 1, 1943 and recorded June 5,

1944 in Book 1296, page 11, said Register's Office.

See Affidavit of Heirship in Instrument No. 20210913-0122437, as well as Order, Petition to Admit Will to Probate for Muniment of Title, and Last Will and Testament of Emma Elizabeth Layne, Davidson County Case No. 22-P-805 Order dated July 21, 2022, probate was opened for the purpose of establishing minument of title. Ted Ferrell Layne and Robert D. Layne were equally vested in the Property upon Emma Elizabeth Layne's death. Robert D. Layne died intestate on February 22, 2011, leaving his surviving spouse, Mary E. Layne, as his sole heir as he had no issue. Mary E. Layne died in 2018 leaving her entire estate to Billy Hall. See Cheatham County, Tennessee Case Number P3011. Ted Ferrell Layne was unmarried when he died June 27, 2013. Ted Ferrell Layne had four children during his life. James Layne, unmarried and without children, died intestate on June 28, 2010, predeceasing his father, Ted Ferrell Layne. David Layne, unmarried died intestate on October 4, 2010, predeceasing his father, Ted Ferrell Layne; leaving two daughters. Ashley Hamilton, daughter of David Layne, is an adult resident of the State of Michigan. Heather Ann Layne, daughter of David Layne, is an adult resident of the State of Michigan and has had a court ordered guardian managing her affairs since 2010. Rosa Leo, is the guardian of Heather Ann Layne – Macomb County, Michigan Case number 10-009560-DD. Suzanne Layne Defour, survived her father, Ted Ferrell Layne. Elizabeth Scudder Tweedy a.k.a. Elizabeth Nichole Tweedy survived her father, Ted Ferrell Layne. See Affidavit of Heirship recorded in Instrument No.20221004-0109399, and Owner's Affidavit recorded herewith in Instrument No. 202210120111984.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 111 Duluth Avenue, Nashville, TN 37209

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of October, 2022

Burke McFarland by Camille McFarland his Attorney in Fact 10/11/22
Burke McFarland, by Camille McFarland,
his Attorney in Fact

Camille McFarland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Camille McFarland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Burke McFarland and that she is authorized by Burke McFarland to execute this instrument on his behalf.

Witness my hand and official seal this 7th day of October, 2022.

Notary Public at Large
My commission expires: 4-23-24

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Camille McFarland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of October, 2022.

Notary Public

Brandee Gilliam
Printed Notary Name

My commission expires: 4-23-24

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

Ashley M. Hamilton

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, a Notary Public, Ashley M. Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of October, 2022.

Jennifer Becker
Notary Public

Jennifer Becker
Printed Notary Name

JENNIFER BECKER
Notary Public, State of Michigan
County of Oakland
My Commission Expires 05-08-2028
Acting in the County of Oakland

My commission expires: May 08, 2028

Heather Layne

By: Rosa Leo for Heather Layne RL 10-5-22
Rosa Leo, Guardian, by order of the Probate Court of
Macomb County, MI, file # 10-009560-DD

STATE OF Michigan
COUNTY OF Macomb

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rosa Leo, Guardian of Heather Layne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as said Guardian on behalf of Heather Layne.

Witness my hand and official seal this 5th day of October, 2022.

LORI A SCHMIDT
Notary Public - State of Michigan
County of Macomb
My Commission Expires Jan 16, 2024
Acting in the County of Macomb

Lori A. Schmidt
Notary Public at Large
My commission expires: 1-16-2024

GRANTOR(S)

Billy Hall

STATE OF TENNESSEE
COUNTY OF

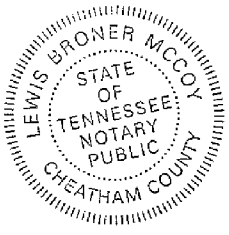
Personally appeared before me, a Notary Public, Billy Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7 day of Oct, 2022.

Notary Public

L. Broner McCoy
Printed Notary Name

My commission expires: 7/25/26



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/5/22 (date of document).

Jennifer L. Pennell

10/12/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of October, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026