Name and Address of New Owner:
Tucker Cain and Sydney Mann
114 Newell Avenue
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 943298 DEEDWARR
11/21/2022 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20221121-0123208

Send Tax Bills To:
New owner

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 044-05-0-165

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, **Myrna McKinley, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tucker Cain and Sydney Mann, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Hadley's Subdivision, Old Hickory, Tennessee, as of record in Book 547, page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Hollace R, McKinley and Myrna McKinley, husband and wife from Music City Holdings, LLC, by Warranty Deed dated 03/31/2022 and recorded 04/14/2022 in Instrument No. 20220414-0043665, Register's Office of said County. Also being the same property title to which vested in Myrna McKinley upon the death of her husband, Hollace R. McKinley, by reason of their tenancy by the entirety. (Date of death 8/16/22).

BEING the same property previously conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from L&L TN R, LLC a Wyoming limited liability company and DHB R, LLC, a Wyoming limited liability company and Cox Real Estate Investments, LLC dated 03/31/2022, and recorded 04/08/2022 of record in Instrument No. 20220408-0040918, Register's Office for Davidson County, Tennessee.

Being the same previously property conveyed to L&L TN R, LLC, a Wyoming limited liability company, as to a 25% undivided interest and DHB R, LLC, a Wyoming limited liability company, as to a 25% undivided interest and Cox Real Estate Investments, LLC, as to a 50% undivided interest by Quitclaim Deed from L&L TN R, LLC, a Wyoming limited liability company, as to a 50% undivided interest and DHB R, LLC, a Wyoming limited liability company, as to a 50% undivided interest, dated 11/24/2021 and recorded 12/13/2021, of record in Instrument No. 20211213-0164645, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 4th day of November, 2022.

Myrna McKinley by Janet McKinley Mann
Attorney-in-Fact (SEAL)
Myrna McKinley by Janet McKinley Mann, her
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4th day of November, 2022, personally appeared before me, a Notary Public, Janet McKinley, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Myrna McKinley and acknowledged that she executed the same as the free act and deed of the said Myrna McKinley Witness my hand, at office, this 4th day of November, 2022.

Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

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 $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of November, 2022.

Notary Signature
My commission expires: 11/6/24

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 11/4/2022 (date of document).

Shannon O'Neill

11/4/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 4 day of November, 2022.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD