Karen Johnson Davidson County
Batch# 945439 DEEDWARR
11/29/2022 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20221129-0125091

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

X _____ Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2022.

_____
Notary Public

MY COMMISSION EXPIRES: 3-3-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0735

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MFI Limited, A California Limited Partnership	NEW OWNER	Map: 11512007400
(NAME) 1005 N. Demaree	(NAME)	
(ADDRESS) Visalia, CA 93291	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($1,150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAUL G. KETTEMAN, TRUSTEE AND JILL N. KETTEMAN, TRUSTEE OF THE PAUL G. KETTEMAN AND JILL N. KETTEMAN REVOCABLE LIVING TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MFI LIMITED, A CALIFORNIA LIMITED PARTNERSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 48 on the Plan of West Meade Farms, Inc., Section "C", as of record in Book 1835, page 44, Register's Office for Davidson County, Tennessee.

Said lot No. 48 fronts 130 feet on the easterly side of Bresslyn Road extends back 353.4 feet on the northerly line and 332.8 feet on the southerly line to a rear line on which it measures 165 feet.

Being the same property conveyed to Paul G. Ketteman, Trustee and Jill N. Ketteman, Trustee of The Paul G. Ketteman and Jill N. Ketteman Revocable Living Trust, by Warranty Deed from Paul G. Ketteman and wife, Jill N. Ketteman, of record in Instrument No. 20191202-0123575, dated February 3, 2016, Register's Office for said County. Also see Warranty Deed of record in Book 9422, Page 203, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 44, said Register's Office; (3) Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 6280, Page 277, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 1939, Page 147, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 6113 Bresslyn Road, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of November, 2022.

Paul G. Ketteman and Jill N. Ketteman Revocable Living Trust

BY: _____ Trustee
Paul G. Ketteman
Trustee

BY: _____
Jill N. Ketteman
Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Paul G. Ketteman and Jill N. Ketteman, Trustees of the Paul G. Ketteman and Jill N. Ketteman Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oaths, acknowledged themselves to be the Trustees of the Paul G. Ketteman and Jill N. Ketteman Revocable Living Trust, and that they as such Trustees, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of November, 2022.

My commission expires: 3-3-26

_____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202211290125091

Certification of Recorded Documents

I, Julia Wyatt, 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 November 28, 2022.

(AFFIANT) – Julia Wyatt

11/28/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 28th day of November, 2022.

My commission expires: 3-3-26

Notary Public

