Karen Johnson Davidson County
Batch# 947164 DEEDWARR
12/05/2022 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $869.13
20221205-0126447

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-22-3565

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Williamson ejg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of November, 2022

Notary Public

Commission Expires: _____

ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Janus Carr and Harold D. Carr 1121 Apple Valley Road Madison, TN 37115	Same as new owners	033-16-0-120.00

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,

UST LLC, a South Carolina Limited Liability Company

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

Janus Carr and Harold D. Carr, wife and husband

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. 99-A on the Plan of Zone Lot Division of Primrose Meadows, Section Two of record in Plat Book 6900, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to UST LLC, a South Carolina Limited Liability Company by Warranty deed from John V. Richardson and wife, Mary J. Ward Richardson of record in Instrument No. 20220527-0062106 Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 27, 2022.

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: 1121 Apple Valley Road, Madison, TN 37115

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 23rd day of November, 2022.

UST, LLC, a South Carolina Limited Liability Company

By: _____
Nate Hirschberg, Member

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

Before me, HUGH W TAYLOR **of the state and county mentioned, personally appeared Nate Hirschberg, 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 Member of UST, LLC, the within named bargainor, a Limited Liability Company, and that such Nate Hirschberg as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.**

Witness my hand and seal, at office, this 23 **day of November, 2022.**

_____
Notary Signature
My commission expires: _____

Hugh W. Taylor
NOTARY PUBLIC
State of South Carolina
My Commission Expires 9/4/2029

HUGH W. TAYLOR NOTARY PUBLIC MY COMMISSION EXPIRES 9/4/2029 SOUTH CAROLINA

WARRANTY DEED

202212050126447

Certificate of Authenticity

I, Elizabeth Yerger, 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 23, 2022**.

Affiant Signature

December 2, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

2nd day of **December**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024