THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 949177 DEEDWARR
12/08/2022 08:32:13 AM 5 pgs
Fees: $28.00 Taxes: $1,482.69
20221208-0127787

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Daniel Tolar Lacy Tolar 4287 Maxwell Road Antioch, Tennessee 37013	New Owner(s)	176-00-0-034.00 176-00-0-039.00 176-00-0-040.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Thousand Seven Hundred Twenty-Six and 44/100 Dollars ($400,726.44), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE SOLID ROCK PROPERTIES, LLC, a Tennessee limited liability company, successor-in-name to TAX LIENS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto DANIEL TOLAR and LACY TOLAR, husband and wife, each a resident of the State of Tennessee (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 4277, 4287 and 4291 Maxwell Road, Antioch, Tennessee 37013. The Subject Property is conveyed to Grantee subject to (i) *ad valorem* taxes, (ii) all restrictions of record, (iii) all easements of record, (iv) all matters appearing on any plan of record, (vi) all right of ways, (vii) all matters which may be revealed by survey and/or inspection of the Subject Property, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

The Grantor is making the above conveyance as part of the winding up of affairs of the limited liability company, pursuant to T.C.A. § 48-249-610.

IN WITNESS WHEREOF, Grantor has hereunto set its signature, effective the 23rd day of November, 2022.

GRANTOR:

THE SOLID ROCK PROPERTIES, LLC

By: The Dixon Family Living Trust, U/A
dated December 15, 2016, Sole Member

By: _____
James Dixon, Co-Trustee
(with authority to act solely)

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, Amy Hankins, the Undersigned Notary Public of said County and State, personally appeared James Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of The Dixon Family Living Trust, U/A dated December 15, 2016, Sole Member (or other officer authorized to execute the instrument) of THE SOLID ROCK PROPERTIES, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Co-Trustee of the Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Co-Trustee of the Sole Member.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 22nd day of November, 2022.

_____
Notary Public

My Commission Expires: 7/2/2024

STATE OF TENNESSEE NOTARY PUBLIC
AMY HANKINS
SUMNER COUNTY
MY COMMISSION EXPIRES 7.2.24

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Four Hundred Thousand Seven Hundred Twenty-Six and 44/100 Dollars ($400,726.44).

AFFIANT

Sworn to and subscribed before me, this 22nd day of November, 2022.

Notary Public

My Commission Expires: 7/2/2024

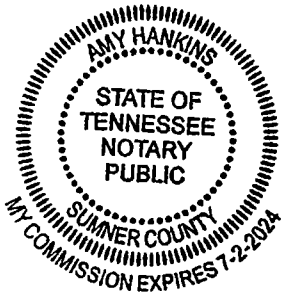


EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

TRACT I:

LAND in the 33rd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being bounded on the North by Maxwell Road, on the East and South by Tax Liens, LLC, as shown as Lot 1, Newby Subdivision of record in Book 5190, Page 439 and on the West by Lot 1, Re-Subdivision of the Judith A. Butler Property, and being more particularly described as follows:

BEGINNING at an iron rod (found) on the Southerly right-of-way of Maxwell Road (a 50' right-of-way), at the Northeasterly property corner of Lot 1 of the Re-Subdivision of the Judith A. Butler Property as of record in Instrument No. 20000921-00940431, Register's Office for Davidson County, Tennessee; said iron rod also being the Northwesterly property corner of the herein described tract; thence,

WITH the Southerly right-of-way margin of said Maxwell Road, South 80 degrees 56 minutes 16 seconds East, 227.37 feet to an iron rod (found) on the Northwesterly property corner of the aforementioned Tax Liens, LLC, as of record in Instrument No. 20170711-0069428, Register's Office for Davidson County, Tennessee; thence, leaving the Southerly right-of-way margin of said Maxwell Road, and with the Westerly Property line of Tax Liens, LLC property, South 07 degrees 51 minutes 47 seconds West, 425.88 feet to a concrete monument (found); thence, continuing with the Northerly property line of said Tax Liens, LLC property, North 72 degrees 40 minutes 13 seconds West, 243.76 feet to an iron rod (found) on the Easterly property line of the aforementioned Lot 1 Re-Subdivision of the Judith A. Butler Property; thence, with the Easterly property line of said Lot 1 Re-Subdivision of the Judith A. Butler Property, North 09 degrees 47 minutes 16 seconds East, 390.77 feet to the Point of Beginning and containing 95,622 square feet or 2.20 acres, more or less.

TRACT II:

LAND in the 33rd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being shown as Lot 1, as shown on the map entitled plan of Newby Subdivision, of record in Plat Book 5190, page 439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TRACT III:

LAND in the 33rd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being bounded on the North by Tax Liens, LLC as shown as Lot 1, Newby Subdivision of record in Book 5190, Page 439, on the East by Heritage Landing - Phase 2,

on the South by Hickory Woods Estates - Section C, and on the West by Cynthia M. Munoz, and being particularly described as follows:

COMMENCING at an iron rod (found) on the Southerly right-of-way margin of Maxwell Road, said iron rod being the Northwesterly property corner of Heritage Landing - Phase 2, as of record in Instrument No. 20210409-0047646, Register's Office for Davidson County, Tennessee; thence, leaving the Southerly margin of Maxwell Road and with the Westerly property line of said Heritage Landing - Phase 2 property, South 07 degrees 51 minutes 47 seconds West, 602.22 feet to an iron rod (set), being the true Point of Beginning of the herein described tract; thence, continuing with the Westerly property line of said Heritage Landing - Phase 2 property, South 07 degrees, 51 minutes 47 seconds West, 547.82 feet to an existing axle (found) at the Northeasterly property corner of Hickory Woods Estates - Section C, as of record in Plat Book 6900, page 885, Register's Office for Davidson County, Tennessee; thence, with the Northerly property line of said Hickory Woods Estates - Section C property, in part, North 80 degrees, 37 minutes 14 seconds West, 305.18 feet to an iron rod (found) at the Southeasterly property corner of a tract of land conveyed to Cynthia M. Munoz as of record in Instrument No. 20141119-0106784, Register's Office for Davidson County, Tennessee; thence, with the Easterly property line of said Cynthia M. Munoz property, North 09 degrees 46 minutes 92 seconds East, 587.42 feet to an iron rod (set) at the Southwesterly property corner of said Tax Liens, LLC property; thence, with the Southerly property line of said Tax Liens, LLC property, South 72 degrees 43 minutes 13 seconds East, 289.38 feet to the Point of Beginning, and containing 167,829 square feet or 3.85 acres more or less.

BEING the same property conveyed to TAX LIENS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ALLSTAR CONSTRUCTION COMPANY, A TENNESSEE CORPORATION, of record as Instrument No. 20170711-0069428, dated July 10, 2017, said Register's Office. The said Tax Liens, LLC is now known as The Solid Rock Properties, LLC.