THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220942530** Karen Johnson Davidson County Batch# 956862 DEEDWARR 12/30/2022 12:32:30 PM 3 pgs Fees: $18.00 Taxes: $1,905.50 20221230-0133986	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 28th day of December, 2022. Notary Public My Commission Expires: 5-9-26

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: NFA Lebanon, LLC and Matthew Neuhaus 824 Wren Road Goodlettsville TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 034-01-0-030.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald I. McDermott and Diane S. McDermott, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **NFA Lebanon, LLC, a Tennessee Limited Liability Company and Matthew Neuhaus, tenants in common with right of survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 34, as shown on the map entitled the Plan of Echo Meadows, of record in Plat Book 2331, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RONALD I. MCDERMOTT AND WIFE, DIANE S. MCDERMOTT, by deed from TREVOR H. PARIS AND JOHN R. DEXTER, AS TENANTS IN COMMON, of record as Instrument No. 20061208-0151797, dated December 5, 2006, said Register's Office.

Being further conveyed to MCDERMOTT FAMILY LIMITED PARTNERSHIP, by Quitclaim Deed from RONALD I . MCDERMOTT AND WIFE, DIANE S. MCDERMOTT , of record as Instrument No. 20070926-0114701, dated September 14, 2007, said Register's Office.

Being further conveyed to RONALD I. MCDERMOTT AND WIFE, DIANE S. MCDERMOTT , by Quitclaim Deed from MCDERMOTT FAMILY LIMITED PARTNERSHIP, of record in Instrument No. 20120214-0013009, dated February 14, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 034-01-0-030.00.

Matters shown on the Plan of record in Plat Book 2331, page 64, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer s of record in Book 4362, page 894, said Register's Office.

This is improved property located at 824 Wren Road Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of December, 2022.

Ronald I. McDermott

Diane S. McDermott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronald I. McDermott and Diane S. McDermott, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2022.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12.28.22 .

Affiant Signature

12.28.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of December, 2022.

Notary Signature

My Commission Expires: 5-9-24

