Karen Johnson Davidson County
Batch# 956942 DEEDWARR
12/30/2022 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20221230-0134124

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $2,500,000.00.

Affiant

Subscribed and sworn before me this the 22 day of December, 2022.

Notary Public
My commission expires:

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mi Familia Supermercado LLC 2700 Murfreesboro Pike, Lot #2 Antioch, TN 37013	New Owner	PART OF 149-266.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONES ESTATES SUBURBAN TN LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MI FAMILIA SUPERMERCADO LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat for The Resubdivision of Lot 1 on the Plat for The Resubdivision of Lot 13 and J. E. Moss Future Development, Section 1, Dorhill Acres of record in Instrument Number 20221219-0130835, 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 a portion of the same property conveyed to Jones Estates Suburban TN LLC, A Delaware Limited Liability Company, by Special Warranty Deed dated 08/18/2021, from Mobile Home Partners of Tennessee, LLC, a Tennessee limited liability company, of record in Instrument No. 20210823-0113907, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2700 Murfreesboro Pike, Lot # 2, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 20th day of December, 2022.

Jones Estates Suburban TN LLC
BY: _____
Peyton Anderson, Manager

STATE OF NC

COUNTY OF Durham

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Peyton Anderson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themself to be the Manager of the within named bargainor, a LLC, and that they, as such Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Peyton Anderson as such Manager.

Witness my hand and official seal this 20th day of December, 2022.

My commission expires:

_____
Notary Public

MELISSA SOLOMON
Notary Public, North Carolina
Wake County
My Commission Expires
March 30, 2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-20-22.

Affiant Signature

12-30-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202212300134124