Karen Johnson Davidson County
Batch# 958861 DEEDWARR
01/06/2023 02:06:30 PM 4 pgs
Fees: $23.00 Taxes: $6,290.00
20230106-0001372

FIRST AMERICAN TITLE

PREPARED BY:
Todd Jackson Law
Todd Jackson, Atty
3326 Aspen Grove Drive
Franklin, TN 37067
TJ518-22
NCS-1152025

WARRANTY DEED

THIS INDENTURE is made and entered into this 5 day of January, 2023 by and between Michael J. Linehan and wife, Patricia A. Linehan, hereinafter referred to as GRANTOR, and Nashville Auto Holdings LLC, a Minnesota limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 4 on the Plan of Section 2, Chaparral Acres, as of record in Plat Book 4060, page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Michael J. Linehan and wife, Patricia A. Linehan by Warranty Deed from Samuel Morris Brown and wife, Jan Brown and Charles Galbreath and wife, Joyce Galbreath, dated January 14, 1994, recorded January 18, 1994, of record in Book 9223, page 10, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 3813 Nolensville Pike, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Michael J. Linehan

Patricia A. Linehan

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state, Michael J. Linehan and Patricia A. Linehan, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 5 day of January, 2023.

Notary Public

My Commission Expires: 6/17/26

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June. 17, 2026
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Nashville Auto Holdings LLC
11540 Bass Lake Road, Ste 6
Plymouth, MN 55442

Send Tax Statements to:
New Owner

Map & Parcel: 13314008800

AFFIDAVIT OF VALUE

STATE OF Arizona
COUNTY OF Maricopa

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $1,700,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 10th day of January, 2023.

Notary Public

My Commission Expires: 4-4-23

EVA B. STUBBLEFIELD
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 562947
Expires April 4, 2023

Tennessee Certification of Electronic Document

I, Nanette DeSpain, 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 1/5/23 (date of document).

Nanette DeSpain
Affiant Signature

1/6/23
Date

State of AZ

County of Maricopa

Sworn to and subscribed before me this 6th day of Jan., 2023

Eva B. Stubblefield
Notary's Signature

MY COMMISSION EXPIRES: 4-4-23

NOTARY'S SEAL

EVA B. STUBBLEFIELD
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 562947
Expires April 4, 2023