WARRANTY DEED

Karen Johnson Davidson County
Batch# 961920 DEEDWARR
01/18/2023 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,361.23
20230118-0004017

LR-RCR-22-202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Amanda Nicole Haney and Christina Michelle Haney	New Owner	
(NAME)	(NAME)	**025-04-0-003.00**
202 Moncrief Ave		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEMPHIS INVESTMENT PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA HANEY AND CHRISTINA HANEY, MARRIED** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a tract or parcel of land located in Goodlettsville, Davidson County, Tennessee, said tract being the property conveyed to Russell A. George by quitclaim deed of record as evidenced in Instr. #20080721_0074813, R.O.D.C., and being more particularly described as follows:

Beginning at a point located in the southerly Right-of-Way line of Moncrief Avenue, being the northwesterly corner of property conveyed to Edna Corene Meadows by quitclaim deed as evidenced in Instr. #20150407_0030162, R.O.D.C., and being the northeasterly corner of the herein described tract,

Thence, leaving said southerly Right-of-Way line with the westerly line of the aforementioned Edna Corene Meadows property S 1 deg 21 min 30 sec E, 147.80 feet to an existing iron pin,

Thence, leaving said westerly line with the northerly line of property conveyed to Heather George by warranty deed as evidenced in Instr. #20211210_0164148, R.O.D.C., S 76 deg 14 min 00 sec W, 42.16 feet to an existing iron pin,

Thence, leaving said line with the northerly line of property conveyed to Hannah A. Reed by warranty deed as evidenced in Instr. #20200722_0080479, R.O.D.C., S 89 deg 26 min 30 sec W, 55.84 feet to an existing iron pin,

Thence, leaving said northerly line with the easterly line of property conveyed to Vicki L. Long by deed of record in Book 9372, Page 295, R.O.D.C., N 0 deg 37 min 00 sec W, 155.32 feet to an existing iron pin located in the southerly Right-of-Way line of Moncrief Avenue,

Thence, leaving said easterly line with the southerly Right-of-Way line of Moncrief Avenue N 88 deg 10 min 30 sec E, 95.00 feet to an existing iron pin and the point of beginning.

Containing 14,814 square feet or 0.34 acre, more or less.

Being the same property conveyed to Memphis Investment Properties III, LLC, a Tennessee Limited Liability Company by Warranty Deed from Russell A. George, single of record in Instrument No. 20220623-0071910 Register's Office for Davidson County, Tennessee, dated June 21, 2022 and recorded on June 23, 2022.

This conveyance is subject to:
- Taxes for the year 2023, A lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **202 Moncrief Ave. Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 12th DAY OF JANUARY, 2023.

Memphis Investment Properties III, LLC

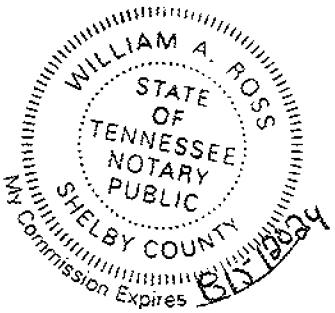
BY: _____
Sean Tagge
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SEAN TAGGE, 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 the MEMBER of MEMPHIS INVESTMENT PROPERTIES III, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the 12th of January, 2023.

_____
Notary Public
My Commission Expires: 8/15/2024
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 1/12/2023.

Affiant Signature

1/17/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/17/2023.

Notary Public

My Commission Expires: 5-2323

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON