ADDRESS NEW OWNERS and
SEND TAX BILLS:
PASSIVE INCOME PARTNERS, LLC

311 Blue Bird Drive
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 962366 DEEDWARR
01/19/2023 10:01:27 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20230119-0004334

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
034 01 0 048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GUENTHER PROPERTIES, a Tennessee General Partnership, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to PASSIVE INCOME PARTNERS, LLC, an Indiana Limited Liability Company, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Echo Meadows, of record in Book 2331, Page 64, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 52 fronts 195 feet on the northerly side of Blue Bird Drive, and extends back 136.9 feet on the westerly line and 212.2 feet on the easterly line, to a dead line in the rear on which it measures 195.3 feet.
>
> Being the same property conveyed to Guenther Properties, a Tennessee General Partnership by Warranty Deed from MGB Properties, a Tennessee General Partnership, recorded July 31, 1996 in Book 10139, Page 366, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 311 Blue Bird Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 3 day of January, 2023.

GUENTHER PROPERTIES, a Tennessee General Partnership

David Guenther, Partner

Wynn B. Guenther, Partner

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared David Guenther and Wynn B. Guenther, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged his/her self to be a partner of Guenther Properties, a Tennessee General Partnership, the within named bargainor, a general partnership, and that such partner executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as Partner.

Witness my hand at office, this 3 day of January, 2023.

NOTARY PUBLIC

ELIZABETH C MCDANIEL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 4-22-26

My Commission Expires: 4-22-26

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $600,000.00.

AFFIANT

Subscribed to and sworn before me, this the 3 day of January, 2023.

NOTARY PUBLIC

ELIZABETH C MCDANIEL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 4-22-26

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