WARRANTY DEED

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFI

JM-RF-23-917

Karen Johnson Davidson County
Batch# 973916 DEEDWARR
02/24/2023 10:26:31 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20230224-0013149

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)
Ashley Mallard	**Primis Mortgage Company**	
(NAME)	(NAME)	**082-03-0-210.00**
917 Stockell St.	**1001 Military Cutoff Road Suite #350**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Wilmington, NC 28405**	
(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 **ASHLEY MALLARD, UNMARRIED,** 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:

Land in Davidson County, Tennessee, described as follows:

Tract II:

Beginning at a point in the East margin of Stockell Street, the Southeast corner of the Parker Lot, being 50 feet South of Vaughn Street; thence along parkers South line Easterly 100 feet of the lot known as the Webb Home Place; Thence with the Westerly line of the same, Southerly 56 feet to a point, the Northeast corner of the property recently conveyed to S.L. Boyd; thence along Boyd's North line Westerly 100 feet to the Easterly margin of Stockell Street; thence with the margin of the same Northerly 56 feet to the point of beginning.

Being the same property conveyed to Memphis Investment Properties III, LLC, a Tennessee Limited Liability Company by Warranty deed from Sherwood Harvard Reynolds, a married man of record in Instrument No. 20220524-0059921 Register's Office for Davidson County, Tennessee, dated May 19, 2022 and recorded on May 24, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 32, Page 40, Register's Office for Davidson County, Tennessee.
- Sewer Easement to Metropolitan Government of Nashville and Davidson County of record in Book 1149, Page 647, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **917 Stockell St., Nashville, Tennessee 37207**.

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 17th DAY OF FEBRUARY, 2023.

Memphis Investment Properties III, LLC

BY: _____
Mark Hart
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK HART, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of MEMPHIS INVESTMENT PROPERTIES III, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of February, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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