WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2023

Notary Public

MY COMMISSION EXPIRES

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-23-2025

LR-PR-23-136

Karen Johnson Davidson County
Batch# 987810 DEEDWARR
04/03/2023 01 06 21 PM 2 pgs
Fees $13 00 Taxes $1,868 50

20230403-0024007

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)
Quinton Carl Foshag and Nora Melton	**Interlinc Mortgage Services, LLC**	
(NAME)	(NAME)	**071-04-0-134 00**
136 Gordon Ter	**5875 N Sam Houston Pkwy West**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Houston, TX 77086**	
(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 **QUINTON CARL FOSHAG AND NORA ELIZABETH MELTON, BOTH UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**
, 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, being the Westerly 60 feet of the Easterly 70 feet of Lot No 38 on the Plan of John L Gordon and Wife Subdivision of record in Book 843, Page 61, in the Register's Office Davidson County, Tennessee.

Said part of said Lot fronts 60 feet on the Southerly side of Gordon Terrace and runs back between lines to a dead line in the rear, the depth of said Lot not being shown on said plan, and measures 60 feet on the said rear line

Being the same property conveyed to Memphis Investment Properties III, LLC, A Tennessee Limited Liability Company by Warranty Deed from Eva J Barbee, Married of record in Instrument No 20210803-0104434 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 03, 2021

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Book 843, Page 61, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1628, Page 480, 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 **136 Gordon Ter, 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 30th DAY OF MARCH, 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 30th of March, 2023

_____
Notary Public
My Commission Expires: 09.07.2026
(SEAL)



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