WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

MJ-TN-23-172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(AFFIX SEAL)

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)
TN Investment Group, LLC	**NEW OWNER**	
(NAME) 3553 Union Village Rd	(NAME)	148-03-0-023.00
(ADDRESS) Thompson's Station TN 37179	(ADDRESS)	
(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, **JAMES C. MADDOX, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TN INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Lot No. 213 on the Plan of Cherokee Hills, Section II of record in Plat Book 3106, Page 149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 213 fronts 90 feet on the northerly side of Luna Drive and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James C. Maddox by Warranty deed from William P. Connell by LeJeana L. Connell, Attorney in Fact, by virtue of Power of Attorney recorded in Book 9657, Page 633, Register's Office for Davidson County, Tennessee, and wife, LeJeana L. Connell; said Warranty deed of record in Book 9657, page 634 in the said Register's Office, dated April 27, 1995 and recorded on April 28, 1995.

JAMES C. MADDOX, J. CHARLES MADDOX AND CHARLES MADDOX BEING ONE AND THE SAME.

Being the same property conveyed to James C.Maddox by Quitclaim deed from Merrill C. Maddox of record in Instrument No. 20091210-0112933 Register's Office for Davidson County, Tennessee, dated October 07, 2009 and recorded on December 10, 2009.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 172 Luna Drive, Nashville, Tennessee 37211.

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.

Karen Johnson Davidson County
Batch# 988171 DEEDWARR
04/04/2023 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20230404-0024501

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 5-1000-MC

Witness my/our hand(s) this the 31st DAY OF MARCH, 2023.

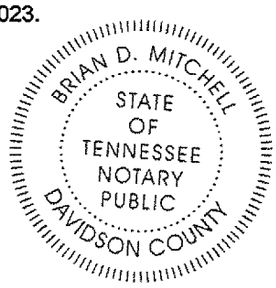
James C. Maddox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES C. MADDOX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2023.

Notary Public
My Commission Expires: March 9, 2027
(SEAL)



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

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3/31/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 3/31/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of March, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

