WARRANTY DEED

Karen Johnson Davidson County
Batch# 992864 DEEDWARR
04/17/2023 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20230417-0028022

LR-MIP-23-1395

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/18/23
(AFFIX SEAL)

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

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)
Dillon Moore and Kirsten Farley	The Mortgage Firm	
(NAME)	(NAME)	
1395 Florence Ave	921 Douglas Ave #200	034-13-0-153.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Altamonte Springs FL 32714	
(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 **DILLON J. MOORE, A SINGLE MAN, AND KRISTEN FARLEY, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS 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 situated in Davidson County, Tennessee:

Lot 34, East Lawn, Block C, as shown on plat of record in Plat Book 547, Page 153 & 154, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Memphis Investment Properties III, LLC, a Delaware limited liability company by Warranty deed from James Bowlin and Carole Walker and John Bowlin and David Bowlin of record as Instrument Number 20220824-0095611, Register's Office for Davidson County, Tennessee, dated August 24, 2022 and recorded on August 24, 2022.

Memphis Investment Properties III, LLC was erroneously referenced in Instrument No: 20220824-0095611 as a Delaware Limited Liability Company, whereas vesting should read Memphis Investments Properties III, LLC, A Tennessee Limited Liability Company.

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 Plat Book 547, Page 153 and 154, 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: **1395 Florence Ave, Madison, Tennessee 37115.**

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 13th DAY OF APRIL, 2023.

Memphis Investment Properties III, LLC

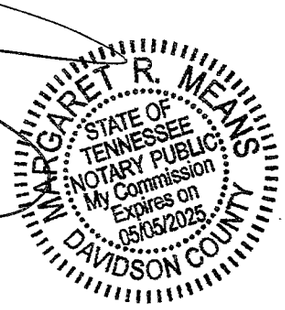
BY: _____
Mark Hart
Member

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 MEMBER of MEMPHIS INVESTMENT PROPERTIES III, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of April, 2023.

_____
Notary Public
My Commission Expires _____
(SEAL)



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

Certificate of Authenticity

I, Kathy Lee, 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 4/13/23.

Date

Affiant Signature

4/13/23

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 13th day of April, 2023.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON