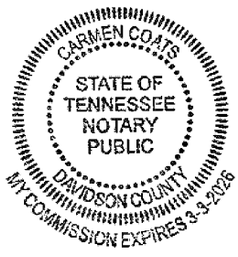
Karen Johnson Davidson County
Batch# 997804 DEEDWARR
05/01/2023 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230501-0031741

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2023.

Carmen Coats
Notary Public

My commission expires: 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Fed Development, LLC	New Owner(s)	072-14-0-381.00
4220 Franklin Pike		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GERLINE M. YOKLEY, UNMARRIED, KIMBERLY LYNN TURNER, MARRIED, WANDA FAYE BROOKS, UNMARRIED, AND ALFRED D. DRAKE, JR., MARRIED, HEIRS OF THE ESTATE OF ALBERTA H. MCKINLEY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FED DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being land in Davidson County, Tennessee, being Lot No. 7 and the south one-half of Lot No. 8 on the Map of Elbon, not of record, and being the subdivision of Lot No 37 and the westerly-part of Lot No. 39 in the Plan of Brownsville, as of record in Book 21, page 9, and described as follows:

Beginning at a point in the easterly margin of Scott Avenue, the common corner of Lots Nos. 6 and 7, said point being 215 feet south of the southeast corner of Scott Avenue and Chesterfield Avenue; thence with the easterly margin of Scott Avenue, north 3° east 75 feet to a point 25 feet south of the common corner of Lots Nos. 8 and 9; thence easterly and parallel with the dividing line between Lots. Nos. 8 and 9, 175 feet to a point in the westerly line of Lot No. 13; thence south 3° west with the line between Lots Nos. 8 and 7, and 13 and 14, 75 feet to a point the common corner of Lots Nos. 6 and 7; thence with the line between said lots, westerly 175 feet to the point of beginning.

Being the same property conveyed to Haskell McKinley and wife, Alberta H. McKinley by Warranty deed from Odell W. Cuzzort and wife, Marcus R. Cuzzort of record in Book 3980, page 930, Register's Office for Davidson County, Tennessee, dated January 21, 1966, and recorded on January 21, 1966.

Said Haskell McKinley died on June 30, 1998, leaving Alberta H. McKinley as surviving tenant.

Said Alberta H. McKinley died on May 25, 2020. Gerline M. Yokley, Wanda Faye Brooks, Kimberly Lynn Turner, and Alfred D. Drake, Jr. constitute all of the heirs-at-law of Alberta H. McKinley; see Affidavit of Heirship of record in Instrument Number 202305010031740, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1917 Scott Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of April, 2023.

Gerline M. Yokley

Kimberly Lynn Turner

Wanda Faye Brooks

Alfred D. Drake, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gerline M. Yokley, Kimberly Lynn Turner, Wanda Faye Brooks, and Alfred D. Drake, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of April, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 April 28, 2023 (date of document).

Affiant Signature

April 28, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023