WARRANTY DEED

Karen Johnson Davidson County
Batch# 999583 DEEDWARR
05/04/2023 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20230504-0033211

STATE OF TENNESSEE
COUNTY OF ROBERTSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2023

Notary Public STEPHEN SISCO

MY COMMISSION EXPIRES: 1/11/2026

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Craft Development, LLC	Craft Development, LLC	43-12-66
(NAME)	(NAME)	
140 Eagan Circle	6265 Palomar Ct.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20230770

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Craft Development LLC, a Tennessee Limited Liability Company** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Lot 20 on the Revised Plan of Myatt-Egan Subdivision Block "A", as of record in Book 5190, Page 428, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being a part of the same property conveyed to Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper, by Quitclaim Deed from Lonnie Ray Harper, of record in Instrument No. 20120515-0042042, in the Register's Office of Davidson County, Tennessee, dated April 25, 2012 and recorded on May 15, 2012.

Unimproved ☐

This is improved ☒ property, known as 140 Eagan Circle, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of May, 2023

Mule Train Farms

BY: Ernest R. Harper, Partner

Ernest R. Harper, Partner

BY: Lonnie Ray Harper, General Partner

Lonnie Ray Harper, Partner

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ernest R. Harper and Lonnie Ray Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Partners (or other officer authorized to execute the instrument) of Mule Train Farms, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Ernest Harper and Lonnie Harper (or other authorized officer).

Witness my hand, at office, this 3rd of May, 2023.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Tindell, 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 May 3, 2023.

Custodian's Signature

5/4/23
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of May, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON