WARRANTY DEED

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES:

LR-RCR-23-121

Karen Johnson Davidson County
Batch# 1002662 DEEDWARR
05/12/2023 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230512-0035653

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)
Keeli Berman and Nathan Allen	**new owner**	
(NAME)	(NAME)	
121 Lanier Drive		**043-14-0-121.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 **NATHAN JAMES ALLEN AND KEELI FAITH BERMAN, HUSBAND AND WIFE**, 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:

Being Lots No. 2 and 3 on the unrecorded map of Margaret L. Dickinson's Subdivision, and described, according to a copy of the survey thereof made by Blanchard and Parrish, Engineers, August 20, 1943, as follows:

Beginning at a point in the center line of a drainage ditch in the Easterly margin of Lanier Drive, which point is the common corner of Lots No. 1 and 2 and is 245.2 feet South of a concrete monument set in the Easterly margin of said Drive, South 11 degrees 45 minutes East 100 feet to the common corner of Lots Nos. 3 and 4; thence with the line between said Lots Easterly 217.5 feet to a point in the Westerly line of the Hailey Subdivision; thence with the line of the same North 18 degrees 45 minutes West 100 feet to a point, the common corner of Lots No. 1 and 2; thence with the line between said lots Westerly 214.2 feet to the point of beginning.

Included in the above description but specifically excluded therefrom: Land in Davidson County, Tennessee, being Lot No. 2 on the unrecorded map of Margaret L. Dickinson's Subdivision, and described according to a copy of a survey made by Cantrell, Kemp, LLC September 20, 2002. Beginning at a point in the center line of a drainage ditch in the Easterly margin of Lanier Drive, which is the common corner of Lots No. 1 and 2 is 245.2 feet South of a concrete monument set in the Easterly margin of said Drive; thence South 11 degrees 05 minutes 00 seconds East, 50.00 feet to an iron pin found; thence Easterly 215.8 feet to a new iron pin; thence North 18 degrees 45 minutes 00 seconds West, 50.00 feet to an iron pin in a fence corner; thence Westerly, 214.2 feet to an iron pin, being the point of beginning, being 0.2465 acres, more or less.

Being the same property conveyed to Memphis Investment Properties III, LLC a Tennessee limited liability company by Warranty Deed from Freeman H. Geter, III, a married man, dated May 31, 2022 and recorded June 10, 2022 in Instrument No. 20220610-0066245, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **121 Lanier Drive, 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 ____ DAY OF APRIL, 2023.

Memphis Investment Properties III, LLC

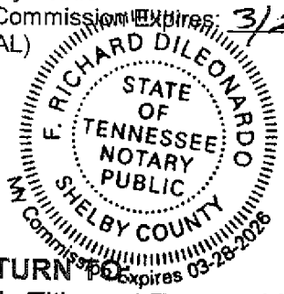
BY: _____
Bradley A. Reedy
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY A. REEDY, 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 12th of April, 2023.

F Richard DiLeonardo
Notary Public
My Commission Expires: 3/28/26
(SEAL)



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

TRUE COPY CERTIFICATION

I, Marty Berry, do hereby make oath that I am 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 4/12/23 (date of document).

Marty Berry

5/12/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 12 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 24, 2024