Karen Johnson Davidson County
Batch# 1025667 DEEDWARR
07/13/2023 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $6,478.70
20230713-0053523

This instrument prepared by:

Michael A. Brown
Stackhouse Development LLC
2310 S. Miami Blvd., Ste 238
Durham NC 27703

Return to:
Logos Closing Services
301 Perimeter Blvd
Nashville, TN 37211

STATE OF Tennessee

COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,751,000.00.

Affiant

Subscribed and sworn before me this the 11th day of July, 2023.

Notary Public - State of Tennessee

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES FEB 8, 2025

Address of New Owner:
Saint George Market LLC
2706 Murfreesboro Pike
Antioch, TN 37013

Send Tax Bill to:
New Owner

Tax Information: PART OF 149-266.00

For and in consideration of the sum of ten and no/100 dollars ($ 10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONES ESTATES SUBURBAN TN LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Saint George Market LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat for The Resubdivision of Lot 1 on the Plat for The Resubdivision of Lot 13 and J. E. Moss Future Development, Section I, Dorhill Acres of record in Instrument Number 20221219-0130835, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jones Estates Suburban TN LLC, A Delaware Limited Liability Company, by Special Warranty Deed dated 08/18/2021, from Mobile Home Partners of Tennessee, LLC, a Tennessee limited liability company, of record in Instrument No.20210823-0113907, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.
THIS IS IMPROVED PROPERTY KNOWN AS 2704 Murfreesboro Pike, Lot# 3, Antioch, TN 37013.

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, successors and/or assigns, forever. Granters covenant with Grantees that Granters 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

IN WITNESS WHEREOF, Grantor has executed this deed on this 10 day of July, 2023.

JONES ESTATES SUBURBAN TN LLC, a
Delaware limited liability company

By: _____
Peyton Anderson, its Manager

STATE OF NORTHA CAROLINA :
:
COUNTY OF DURHAM :

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Peyton Anderson, the Manager of grantor Jones Estates Suburban TN LLC, a Delaware limited liability company, on behalf of the limited liability company.

Witness my hand and official seal this 10 day of July, 2023.

TYLER HOWARD
Notary Public, North Carolina
Wake County
My Commission Expires
August 31, 2026

_____
Notary Public State of North Carolina

My Commission Expires: August 31 2026

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 July 11, 2023

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: July 11, 2023
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on July 11, 2023

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

