Karen Johnson Davidson County
Batch# 1047591 DEEDWARR
09/08/2023 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $834.35
20230908-0070501

Prepared by and return to:
5 Star Title of Tennessee, LLC
Brentwood, TN 30727
File No. 2023-738

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater, for this transfer is 225,500.00.

Affiant

Subscribed and sworn to before me this 7th day of September, 2023

Notary Public
My Commission Expires: Feb 23, 25

A. VOGLEMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
MTAB LLC	New Owner	059-00-0-044.00
159 Hollow Bridge Drive, Elizabethtown, KY 42701		

WARRANTY DEED

For and in 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, we

Chaunte Corley Neely

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MTAB LLC, a Kentucky Limited Liability Company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being described according to a survey made by George W. Watkins, Surveyor, March 16 and 17, 1972, Job No. W-2-555, as follows:

BEGINNING at a point on the westerly margin of Buena Vista Pike at the southeast corner of the property conveyed to Howard D. McNabb and wife, by Deed from R.B. Beal and wife, of record in Book 3133, Page 531, Register's Office for said County; thence with said McNabb's Southern boundary line and the Southern boundary line of the property conveyed to Howard McNabb and wife, by deed from R. B. Beal and wife, of record in Book 3225, Page 5, said Register's Office, South 80 deg. 15 min. West 340.5 fete; thence with said McNabb's western boundary line North 9 deg. 45 min. West 144.4 feet to said McNabb's Northwest corner being in the southerly margin of Beal Lane; thence with the southerly margin of said Lane South 80 deg. 15 min. West 97.1 feet; thence southwestwardly 260 feet, more or less, to the southeast corner of the property conveyed to Howard B. Moore and wife, by deed from R. B. Beal and wife, of record in Book 3508, Page 133, said Register's Office; thence South 0 deg. 10 min. West 231.3 feet to a point; thence North 70 deg. 55 min. East 92 feet; thence North 19 deg. 05 min. West 17 feet; thence North 70 deg. 55 min. East 70 feet; thence North 9 deg. 45 min. West 289.1 fete; thence North 80 deg. 15 min. East 325 feet, more or less to the westerly margin of said Buena Vista Pike; thence with said North 27 deg. West 12.5 feet, more or less to the beginning.

Being the same property conveyed unto Zack W. Corley, unmarried, by Warranty Deed from Nathaniel Taylor, unmarried, dated August 1, 1986, recorded August 1, 1986, in Book 6937, Page 614, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed unto Zach W. Corley, unmarried by Quitclaim deed from Zack W. Corley, aka Zach W. Corley, unmarried dated June 21, 2001 and recorded June 27, 2001 in Instrument No. 20010627-0068064, Register's Office for Davidson County, Tennessee.

Said Zach W. Corley died on December 8, 2022, intestate and unmarried, survived solely by his daughter Chaunte Corley Neely his only heir-at-law. See Probate filed in Davidson County Probate Court as Case No. 23P133, with reference being made in Instrument No. 20230814-0062920.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 6150 Beals Lane, Nashville, TN 37218, 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 24th day of August, 2023.

Chaunte Corley Neely

Chaunte Corley Neely and as Executor of the Estate of Zach W. Corley

STATE OF NORTH CAROLINA
COUNTY OF Iredell

On this 24th day of August, 2023, before me personally appeared Chaunte Corley Neely, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of August, 2023.

Wesley Tinsley II

Notary Signature
My commission expires: 11/21/2026

Wesley Tinsley II
Notary Public
Iredell County, North Carolina
My Commission Expires 11/21/2026

Certificate of Authenticity

I, Kinkra Spann, 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 08/24/2023.

Date

Affiant Signature

09/08//2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of September, 20 23.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY