This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21644-AP

Karen Johnson Davidson County
Batch# 1060825 DEEDWARR
10/16/2023 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20231016-0080885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of October, 2023.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Madison Steel and Iron Works of TN 312 Woodruff St. Madison, TN 37115	New Owner	042 16 0 056.00 042 16 0 055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Malinda Molina**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Madison Steel and Iron Works of TN Inc., a Tennessee Corporation**, 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:

Land in Davidson County, Tennessee, being described as follows, to wit:

Tract 1 (Parcel 042 16 0 056.00):

Beginning at an iron pin (old), in the Westerly margin of Douglas Street, the Southeast corner of a tract of land which belongs to Alfred R. Crawford, having a deed reference in Deed Book 11297, Page 127, RODCT, the Northeast corner of this tract, and continuing as follows: S 11 degrees, 13' 13" W, 100.01 feet to an iron pin (new), in the Westerly margin of Douglas Street, the Northeast corner of Tract 2, this survey: thence N 77 degrees 45' 22" W, 50.43 feet to an iron pin (new), the Northwest corner of said Tract 2, in the Easterly boundary of a tract of land which belongs to Bobby Joe Knight, having a deed reference in Deed Book 9339, Page 310, RODCT: thence with the boundary of said tract of land which belongs to Bobby Joe Knight, as follows: N 12 degrees 00' 00" E, 49.49 feet to an iron pin (new); thence, N 77 degrees 37' 08" W, 50.99 feet to an iron pin (new), the Northwest corner of said tract of land which belongs to Bobby Joe Knight, in the Easterly boundary of a second tract of land which belongs to Bobby Joe Knight, having a deed reference in Deed Book 9628, Page 667, RODCT; thence, N 12 degrees 00' 00" E, 49.06 feet to a pipe (old), the Northeast corner of said second mentioned tract of land which belongs to Bobby Joe Knight, in the Southerly boundary of said tract of land which belongs to Alfred R. Crawford; thence S 78 degrees 30' 33" E, 100.07 feet, to the Point of Beginning, containing 7,481 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated March 24, 2010.

Tract 2 (Parcel 042 16 0 055.00):

Beginning at an iron pin (new), in the Westerly margin of Douglas Street, the Southeast corner of Tract 1, this survey, said iron pin being located from an iron pin (old), in the Westerly margin of Douglas Street, S 11 degrees 13' 13" W, 100.01 feet, to the Point of Beginning, the Northeast corner of this tract, and continuing as follows: S 11 degrees 13' 13" W, 74.70 feet to a point in the Westerly margin of Douglas Street, (marked by an iron pin (old), N 11 degrees 13' 13" E, .042 feet from said point); thence, with a

curve to the right, having a radius of 25.00 feet, an arc distance of 39.37 feet, and a chord bearing and distance S 56 degrees 20' 02" W, 35.43 feet to an iron pin (old), in the Northerly margin of Woodruff Street; thence, N 78 degrees 33' 09" W, 26.69 feet to an iron rod (old), in the Northerly margin of Woodruff Street, the Southeast corner of a tract of land which belongs to Bobby Joe Knight, having a deed reference in Deed Book 9339, Page 310, RODCT; thence, N 12 degrees 00' 00" E, 100.51 feet to an iron pin (new), in the Easterly boundary of said tract of land which belongs to Bobby Joe Knight, a corner to Tract 1, this survey; thence, S 77 degrees 45' 22" E. 50.43 feet, to the Point of Beginning, containing 4,983 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated March 24, 2010.

Being the same property conveyed to Malinda Molina, by Executor's Deed from Malinda Molina, as Personal Representative of the Last Will and Testament of Billy Davis Pitt, of record in Instrument No. 20220705-0077576, in the Register's Office of Davidson County, Tennessee, dated June 25, 2022 and recorded on July 05, 2022.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **300 Woodruff Street & 224 Madison Station Boulevard, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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 instrument on this 13th day of October, 2023.

GRANTOR:

Malinda Molina

Malinda Molina

STATE OF COLORADO
COUNTY OF Denver

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Malinda Molina, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of October, 2023.

NADIM S. KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2024

Notary Public
My Commission expires: 6/24/24

202310160080885

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10-13-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-16-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th **day of** October **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

