Karen Johnson Davidson County
Batch# 1077547 DEEDWARR
12/04/2023 08:04:30 AM 5 pgs
Fees: $28.00 Taxes: $5,180.00
20231204-0093011

This instrument prepared by: Samuel J. Blanton TUNE, ENTREKIN & WHITE, P.C. 500 11th Ave. N., STE 600 NASHVILLE TN 37203 TELEPHONE 615/ 244-2770 CONNIE L WALLACE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater for this transfer is $1,400,000.00. Samuel J. Blanton AFFIANT Subscribed and sworn to before me, this 1 day of December 2023. Connie L Wallace NOTARY PUBLIC My Commission Expires: 01/07/2025

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Number/Property ID:
Mr Smoke Wholesale Inc	Same	034 06 0B 004.00
441 Myatt Drive		
Madison, TN 37115		

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged Myatt Drive Properties, LLC, a Tennessee limited liability company ("Grantor"), do hereby bargain, sell, transfer and convey unto Mr Smoke Wholesale Inc, a Tennessee corporation ("Grantee") its successors and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. D on the plan of Myatt Drive Land Condominium, as shown on Exhibit D to the Declaration of Covenants, Conditions and Restrictions of Myatt Drive Land Condominium, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180123-0007097, as amended in Instrument No. 20190311-0022126-, Register's Office for County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MYATT DRIVE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RIVERGATE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20141202-0110424, dated November 30, 2014, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Mr Smoke Wholesale Inc, its successors and assigns, forever.

AND **Grantor** does hereby covenant with the said **Grantee** that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for those exceptions listed on **Exhibit A** attached hereto and incorporated herein by reference.

AND **Grantor** do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to the said **Grantee**, its successors and assigns against the lawful claims of all persons except as to matters to which this conveyance is subject.

This is IMPROVED property commonly known as 722 Myatt Drive, Madison, TN 37115.

[REMAINDER OF THIS PAGE IS BLANK; SIGNATURES TO FOLLOW]

EXHIBIT A

Exceptions to Warranty of Title

1. General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 034-06-0B-004.00-CO.
2. Matters shown on the Plan of record in Instrument No. 20070918-0111611 and Instrument No. 20101102-0087855, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5106, page 555 and Book 7487, page 545, said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7480, page 965, Book 7537, page 359 and Instrument No. 20040702-0078854, said Register's Office.
5. Deed of Easement and Covenant Agreement of record in Book 7537, page 401, said Register's Office.
6. Declaration of Easements of record in Instrument No. 20020607-0069831, said Register's Office.
7. Easement Deed by Court Order of record in Instrument No. 20120228-0017172, said Register's Office.
8. Declaration of Ingress and Egress Easement of record in Instrument No. 20180123-0006904, said Register's Office.
9. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180123-0007097, as amended in Instrument No. 20190311-0022126, said Register's Office.
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181023-0105068, said Register's Office. 17. Grant of Utility Line Easement of record in Instrument No. 20201027-0124253, said Register's Office.
11. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20211130-0158110, said Register's Office.
12. Title to that portion of the premises embraced within the bounds of any streets, roads or highways

IN WITNESS WHEREOF, this Warranty Deed has been executed this 30th day of November, 2023.

Grantor:

Myatt Drive Properties, LLC, a Tennessee limited liability company

By: The Wilson Tennessee Community Property Trust

Its: Sole Member

By: _____
Felix Z. Wilson III, Trustee

STATE OF ~~Tennessee~~ FLORIDA)
COUNTY of PALM BEACH)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Felix Z. Wilson III, as trustee of the Wilson Tennessee Community Property Trust, which is the sole member of Myatt Drive Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Felix Z. Wilson III, Trustee of the Wilson Tennessee Community Property Trust which is the sole member of Myatt Drive Properties, LLC, the within named bargainor, and that he as such person and in such capacity executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Palm Beach, ~~Tennessee~~ FLORIDA, this the 30th day of November, 2023.

_____
Notary Public

My Commission Expires:

08/05/2026

PIERRE MONDESIR
Notary Public - State of Florida
Commission # HH 298427
My Comm. Expires Aug 8, 2026

Tennessee Certification of Electronic Document

I, Samuel J. Blanton, 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 Nov. 30, 2023 (date of document).

Samuel J. Blanton
Affiant Signature

12/1/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of December, 2023.

Connie L Wallace
Notary's Signature

MY COMMISSION EXPIRES: 07/07/2025

NOTARY'S SEAL



