RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-31911-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1302855 DEEDWARR
07/28/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20250728-0059331

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of July 2025.

NOTARY PUBLIC

My commission expires:

JENNIFER L. SPINNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mujeb Beru 5512 South New Hope Road Hermitage, TN 37076	Same address as new owner	110-00-0-005.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY NINE THOUSAND AND 00/100 Dollars ($299,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MYRNA MCKINLEY, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MUJEB BERU**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at an iron pin in concrete located beneath a 6-foot diameter bush in the westerly right-of-way of S. New Hope Road (50-foot right-of-way), said iron pin being 327 feet, more or less, northerly of the intersection of the westerly right of way of S. New Hope Road, and the northerly right-of-way of Stewarts Ferry Pike, thence leaving said westerly right-of-way, North 81 degrees, 17 minutes, 22 seconds West a distance of 319.41 feet (assumed basis of bearings) to an iron pin in concrete in a wood rail fence line; thence North 07 degrees, 25 minutes, 19 seconds East a distance of 124.47 feet to an iron pipe in said fence line; thence South 81 degrees, 23 minutes, 18 seconds East, a distance of 321.23 feet to an iron pin in concrete in the westerly right-of-way of said S. New Hope Road; thence with the said westerly right-of-way, South 08 degrees, 15 minutes, 39 seconds West a distance of 125.00 feet to the point of beginning, according to survey dated June 30, 2010 by Joseph P. McClannahan, Registered Land Surveyor, TN RLS No. 772.

Being the same property conveyed to Hollace McKinley and Myrna McKinley, husband and wife, from James R. Jones and Donna C. Jones, husband and wife, by Warranty Deed dated April 30, 2020 and recorded May 11, 2020 in Instrument #20200511-0048402, said Register's Office. Also being the same property title to which vested in Myrna McKinley, upon the death of her husband Hollace McKinley, by reason of their tenancy by the entirety. (Date of death 8/16/2022).

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 5512 South New Hope Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of July, 2025

GRANTOR(S)

Myrna McKinley

Myrna McKinley

STATE OF TENNESSEE
COUNTY OF DeKalb

Personally appeared before me, a Notary Public, Myrna McKinley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22 day of July 2025.

COLT TAYLOR-CHA
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

My Commision Expires Mar. 3, 2026

Notary Public

Colt Taylor-Cha

Printed Notary Name

My commission expires: 03 March 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/22/25 (date of document).

Jennifer Pennell

7/23/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/23, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

