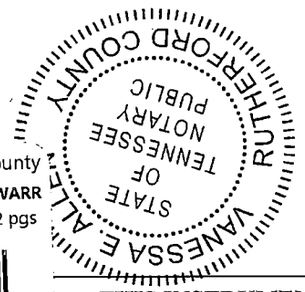
WARRANTY DEED

File #2026051617



Karen Johnson
Batch # 1429646
06/09/2026 09:16:28 AM
Fees: $13.00 Taxes: $1,221.00

Davidson County
DEEDWARR
2 pgs

20260609-0051787

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Danny K Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/16/30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manola MPX, LLC	~~Wilson Bank and Trust~~ (a)	119-07-0-157.00
(NAME)	(NAME)	
4743 Hammock Dr.	New Owner	
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **Jeffrey A. Payne and wife, Adetola K. Payne,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Manola MPX, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 30 on the Plan of Rosewood Estates, Section Two of record in Plat Book 4955, Page 125, 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 the same property conveyed to Jeffrey A. Payne and wife, Adetola K. Payne by Warranty Deed from Shirley J. Green, unmarried of record in Instrument No. 20190328-0027931 Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on March 28, 2019.

This conveyance is subject to: Taxes for the year 2026, a lien not yet due and payable.; Subject to all matters shown on the Plan of record in Plat Book 4955, Page 125, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 5110, Page 595, Book 5176, page 649 and Amendment Book 5264, Page 398, in the Register's Office for Davidson County, Tennessee, Restrictions of record as Instrument Number 20050511-0053135 in the Register's Office for Davidson County, Tennessee, Subject to rights of others in and to the common areas and/or elements.; Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

unimproved ☐
This is improved ☒ property, known as **38 & 40 Whitsett Rd, Nashville,TN,37210**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 5th day of June, 2026.

X _____

Jeffrey A. Payne

X _____

Adetola K. Payne

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Jeffrey A Payne and Adetola K Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 5th day of June, 2026.

Commission expires:

3/16/30

_____

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC VANESSA E. ALLEN RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128