WARRANTY DEED

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

File No. TS0005812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M Squared LLC (NAME)	M Squared LLC (NAME)	
0 Moss Rose Dr. (ADDRESS)	4414 Brush Hill Rd (ADDRESS)	073-05-00-088.00
Nashville, TN, 37216 (CITY) (STATE) (ZIP)	Nashville TN 37216 (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, **John Lee Merrick,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M Squared LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, 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, described as a triangular tract on Moss Rose Drive and lying between Riverwood Lake Subdivision, as of record in Book 974, Page 44 and the Riverwood Garden Subdivision, Part Ii, as of record in Book 2083, Page 44, Register's Office of Davidson County, Tennessee, described as follows:

Said triangle fronts 170 feet on Moss Road Drive, beginning at the southeast corner of Riverwood Lake Subdivision, and running with the center of Moss Rose Drive, South 35 degrees 39 minutes East, 100 feet to a point in the center of Moss Rose Drive; thence South 34 degrees 44 minutes East, 70 feet to a point in the center of said Drive; thence with the northeast boundary of said Riverwood Garden Subdivision, South 88 degrees 34 minutes West, 235.6 feet to a point in the said easterly line; thence North 43 degrees 34 minutes East, 200 feet to the point of beginning.

Being the same property conveyed to Stephen Gary Merrick by Warranty Deed from Nell I. Wise, Trustee for the Nell I. Wise Living Trust, dated July 14, 1998 and recorded July 14, 1998 in Book 11019, Page 464, Register's Office of Davidson County, Tennessee.

Stephen Gary Merrick having since died; see Affidavit of Heirship in Instrument No. 20170221-0016990, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John Lee Merrick by Quitclaim Deed from John Lee Merrick, sole heir of Stephen Gary Merrick, dated January 27, 2017 and recorded February 21, 2017 in Instrument No. 20170221-0016992, Register's Office of Davidson County, Tennessee.

Known as 0 Moss Rose Drive, Nashville TN 37216

Karen Johnson Davidson County
Batch# 291422 DEEDWARR
09/25/2019 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20190925-0097672

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 0 Moss Rose Dr., Nashville, TN 37216

(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 my hand this 24th day of September, 2019.

John Merrick
John Lee Merrick

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Lee Merrick, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 24th day of September, 2019.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

