Karen Johnson Davidson County
Batch# 412193 DEEDWARR
06/09/2020 08:30:00 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20200609-0058785

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JW-SB-SR-20-341

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, fo this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this 4th day of June 2020

Notary Public
My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Rodney Piercey	JPMorgan Chase Bank NA	105-12-0D-002.00 CO
341B Woodycrest Ave	1111 Polaris Parkway	
Nashville, TN 37210	Columbus, OH 43240-2050	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The MC2 Group, Inc., a Tennessee corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rodney Piercey, a single man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. B of 341 Woodycrest Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 341 Woodycrest Townhomes, a Horizontal Property Regime of record in Instrument Number 20190731-0075374 having been corrected by instrument of record as Instrument No.20190809-0079476, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to The MC2 Group, Inc, a Tennessee corporation, by Warranty Deed from Brian Davis dated June 26, 2019 of record as Instrument No. 20190628-0063018, Register's Office for Davidson County, Tennessee. Said Warranty Deed was corrected by Scrivener's Affidavit of record as Instrument No. 20190809-0079475, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 341B Woodycrest Ave, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set

out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 3rd day of June, 2020.

The MC2 Group, Inc.
A Tennessee corporation

By: Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for The MC2 Group, Inc.,** the within named bargainor, **a Tennessee corporation**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as such Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 3rd day of June, 2020.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2020056649