Karen Johnson Davidson County
Batch# 433560 DEEDWARR
07/09/2020 09:52:30 AM 2 pgs
Fees: $13.00 Taxes: $1,568.80
20200709-0074479

Name and Address of New Owner:
Halle Pinkham
2129A 11th Ave. N.
Nashville, TN 37208
Send Tax Bills To:
Halle Pinkham
2129A 11th Ave N.
Nashville, TN 37208
This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 08103024000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mc2 Development**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Halle Pinkham,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF THE 11TH AVENUE NORTH TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20190715-0068953, AS AMENDED IN INSTRUMENT NO. 201907160069565, FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MC2 DEVELOPMENT BY QUITCLAIM DEED FROM JAMITHIA JENKINS, RECORDED ON JUNE 15, 2019, OF RECORD IN INSTRUMENT NO. 20190625-0061510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO JAMITHIA JENKINS BY QUITCLAIM DEED FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, RECORDED ON DECEMBER 20, 2013, AND OF RECORD IN INSTRUMNET NO. 20131220-0128653, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 2129A 11TH AVE. N., NASHVILLE, TN 37208.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of June, 2020.

Mc2 Development

By: _____
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2020, before me personally appeared John A. Bell, Jr., Authorized Agent of Mc2 Development, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-22

Witness my hand, at office, this 30th day of June, 2020.

Regina V Sullo
Notary Signature
My commission expires: 11-8-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $424,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-22

Teresa Tidwell
(Affiant)

Sworn to and subscribed before me this 30th day of June, 2020.

Regina V Sullo
Notary Public
My commission expires: 11-8-22
File No. 2020-1324

Certificate of Authenticity

I, John A Bell Jr, 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.

State of TN
County of Davidson

Signature

Personally appeared before me, Dellana Lowhorn, a notary public for the county and state, John A Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DELLANA LOWHORN

Notary's Signature

My Commission Expires: 3/8/2021

Notary's Seal (if on paper)

202007090074479