Karen Johnson Davidson County
Batch# 444967 DEEDWARR
07/28/2020 02:22:30 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20200728-0082857

Name and Address of New Owner:
Tyler C. Deresky and Amy S. Deresky
2129B 11th Ave. N., Nashville, TN 37208

Send Tax Bills To:
Tyler C. Deresky and Amy S. Deresky
2129B 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: 081034H00200CO

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, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tyler C. Deresky and Amy S. Deresky,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Unit B of the 2129 11th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 201907160069565 for a more complete description thereof.

Being a portion of the same property conveyed to MC2 Development by Quitclaim Deed from Jamithia Jenkins, recorded on June 25, 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, of record in Instrument No. 20131220-0128653, Register's Office for Davidson County, TN.

This is improved property known as 2129B 11th Ave. N., Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 15th day of July, 2020.

Mc2 Development, LLC

Sylvia McCormick, Manging Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2020, before me personally appeared Sylvia McCormich who acknowledged herself to be the manging member of Mc2 Development, LLC, 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.

Witness my hand, at office, this 15th day of July, 2020.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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 $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Teresa Trawell
(Affiant)

Sworn to and subscribed before me this
15th day of July, 2020.

Notary Public
My commission expires: 11-8-22
File No. 2020-1385

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
ILANA LOWHORN

Certificate of Authenticity

John A. Bell Sr., 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.

Signature

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

My Commission Expires: 3-8-2021
Notary's Signature
Notary's Seal (if on paper)

202007280082857