Bk 36

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $529,900.00

Affiant

Subscribed and sworn to before me this 10th day of August, 2020

Notary Public
My commission expires: 9-7-2021

Karen Johnson Davidson County
Batch# 454187 DEEDWARR
08/11/2020 02:02:01 PM 2 pgs
Fees: $13.00 Taxes: $1,960.63
20200811-0089358

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Address of New Owner:	Send Tax Bills to:	Tax Information
Lauren Nicole Byrd 1704A Carvell Dr Nashville, TN 37203	Same as new owner	105-11-1L-001.00-C0

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.,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lauren Nicole Byrd, an unmarried woman** 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. A of 1704 Carvell Avenue 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 1704 Carvell Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20190222-0016418, 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 Stratos Development, LLC, a Tennessee limited liability company, from Gordon W. O'Malley and George A. Street, Jr. as Alternate or Successor Co-Trustees of The O'Malley Family Trust, established under Article Four of The Robert A. O'Malley Revocable Trust Agreement dated November 6, 2015, and said parties were named as Alternate or Successor Co-Trustees of the O'Malley Family Trust under Article Six of said Trust Agreement, by Warranty Deed and recorded on June 9, 2017 of record Instrument Number 20170609-0057965, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to MC2 Group, Inc., a Tennessee Corporation by Quitclaim Deed from Stratos Development, LLC, a Tennessee limited liability company dated April 27, 2018 and filed for record in Instrument Number 20180430-0040350, 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.

This property is improved property known as 1704A Carvell Dr, Nashville, TN 37203

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 10th day of August, 2020.

The MC2 Group Inc.

By: _____

Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony Cain, Auth Rep of **The MC2 Group Inc.**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they on behalf of the Corporation executed the within instrument for the purposes therein contained as Auth Rep.

Witness my hand and official seal at Brentwood, Tennessee, this the 10th day of August, 2020.

_____
Notary Public

My Commission expires: 1.24.21

FILE NO: 2020076715

JONATHON TRISTON JACOBS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD