Karen Johnson Davidson County
Batch# 483806 DEEDWARR
09/25/2020 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $847.30
20200925-0110766

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-8861-RR

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $229,000.00

Madeline Dreed
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF SEPTEMBER, 2020.

Rozalind Ruth
NOTARY PUBLIC

MY COMMISSION EXPIRES 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7721B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Norman Hill	New Owner	063-16-0C-065.00-CO
5211 Southfork Blvd		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MD PROPERTY MANAGEMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NORMAN HILL

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, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 65, a Planned Unit Development (Private Elements), Phase One, Section Two, Hermitage Springs Estates, of record in Instrument No. 20031031-0160338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MD Property Management, LLC, a Nevada Limited Liability Company, David Reinstein, Member by Quitclaim deed from David Reinstein of record in Instrument No. 20071203-0139475 Register's Office for Davidson County, Tennessee, dated April 19, 2006 and recorded on December 03, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 5211 Southfork Blvd, Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 23rd day of September, 2020.

MD Property Management, LLC

BY: _____
Melody N. Kulp, Member

BY: _____
David C. Reinstein, Member

STATE OF CALIFORNIA

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of said County and State, personally appeared Melody N. Kulp and David C. Reinstein, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of MD Property Management, LLC, the within named bargainor, a Nevada limited liability company, and that they as such Members executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of September, 2020.

_____
Notary Public

My Commission Expires: 9/24/2023

LILY XIANGLI
COMM. # 2306560
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. SEP. 24, 2023

File #: 20-7721B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM