Name and Address of New Owner and
Send Tax Bills To:
MPES2, L.L.C.
1273 East Putnam Avenue
Greenwich, CT 06878

Karen Johnson Davidson County
Batch# 514107 DEEDWARR
11/10/2020 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $401.45
20201110-0132737

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 043100A05100CO

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, **Christine M. Thorp, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MPES2, L.L.C., a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Situated in Davidson County, Tennessee, being Unit No. C-46 (105), Madison Park Condos, Phase II, according to Master Deed of record in Book 5462, Page 614, as corrected by Book 5608, Page 551, and amended by Book 8014, Page 416, and more particularly described in Plan Book 5200, Pages 179 thru 182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Christine M. Thorp, an unmarried person by Deed dated September 24, 2018 from Lou Stuart, unmarried, in Instrument Number 20180927-0096041, Register's Office for Davidson County, Tennessee.

Being also known as 555 North Dupont Avenue, #C-46, Madison, TN 37115.

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 she 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 9th day of November, 2020.

Christine M. Thorp

Christine M. Thorp

STATE OF Tennessee
COUNTY OF Davidson

On this 9th day of November, 2020, before me personally appeared Christine M. Thorp, 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 this 9th day of November, 2020.

Notary Signature
My commission expires: 9/28/2024

BRIAN K. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 9/28/2024

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 $108,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 9th day of November, 2020.

Notary Public

BRIAN K. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 9/28/2024

True Copy Certification

I, Steve Berneman 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

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021