Karen Johnson Davidson County
Batch# 552996 DEEDWARR
01/12/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210112-0005571

Name and Address of New Owner:
Mc2 Development, LLC
1720 Nubell Street
Nashville, TN 37208

Send Tax Bills To:
Mc2 Development, LLC
610 Arkland Place
Nashville, TN 37215

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 08102008600

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, **Georgia M. Holland, a married person, as their sole and separate property**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mc2 Development, LLC, a Limited Liability Company,** "the Grantee," this deed is being executed on January 7, 2021 and becomes effective on January 11, 2021, the following described real estate in Davidson County, Tennessee:

BEING Lot No. 76 in the Buena Vista Heights Addition to the City of Nashville, Tennessee, as of record in Plan Book 161, page 19, Register's Office Davidson County, Tennessee.

SAID Lot No. 76 fronts 50 feet on the northerly side of Nubell Street (formerly known as Bell Street) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Georgia M. Holland by Quitclaim Deed from Valencia Beal Cain and Betty S. Rutherford, Co-Administrators of the Estate of Ella Cain, recorded on April 12, 2013, of record in Instrument No. 20130412-0036657, Register's Office for Davidson County, TN.

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 7th day of January, 2021.

Georgia M. Holland (SEAL)
Georgia M. Holland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of January, 2021, before me personally appeared Georgia M. Holland, 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 7th day of January, 2021.

Notary Signature
My commission expires:

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

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 $220,000.00, 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
11th day of January, 2021.

Notary Public
My commission expires: 7-9-24
File No. 2020-1958

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

True Copy Certification

I, 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

State of TN

County of Davidson

Personally appeared before me, Deana L Lowhorn a notary public for this 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.

Notary's Signature

DEANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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