Karen Johnson Davidson County
Batch# 553615 DEEDWARR
01/13/2021 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210113-0005882

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2994TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of January, 2021.

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Notary Public
Commission Expiration: 4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kendra Ashley Andersen 629 Country Meadow Ct. Antioch, TN 37013	**SAME AS NEW OWNER**	150-07-0-192.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MP Home Solutions Pro, Inc.,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kendra Ashley Andersen, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 629 Country Meadow Ct., Antioch, TN 37013, County of Davidson

Being Lot No. 169 on the plan of The Country, Section 5, as of record in Book 5200, Pages 217 and 272, Register's Office for Davidson County, Tennessee.

Said Lot No. 169 fronts 34.55 feet on the northerly margin of Country Meadow Court and extends back 119.2 feet on the easterly line and 178.24 feet on the westerly line to a broken line in the rear measuring 167.40 feet thereon.

Being the same property previously conveyed to William H. Buchanan, Jr. and Lashannon R. Buchanan, husband and wife, by Special Warranty Deed from Banco Popular North America, dated 10/16/2009 and recorded 10/27/2009 in Instrument No. 20091027-0098863, said Register's Office.

Being the same property previously conveyed to Tanuverne Williams by Corrective Quitclaim Deed from William H. Buchanan, Jr. and Lashannon R. Buchanan, dated 08/25/2020 and recorded 08/26/2020 in Instrument No. 20200826-0096740, said Register's Office. Limited Power of Attorney naming Lashannon R. Buchanan as Attorney in Fact for William H. Buchanan, Jr. of record in Instrument No. 20200826-0096739, said Register's Office. Said Corrective Quitclaim Deed was executed and filed to correct that certain Quitclaim Deed dated 04/17/2020 and recorded 04/27/2020 in Instrument No. 20200427-0043888, said Register's Office.

Being the same property conveyed to MP Home Solutions Pro, Inc., by Warranty Deed from Tanuverne Williams, a married woman, dated 08/25/2020 and recorded 08/26/2020 in Instrument No. 20200826-0096741, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 150-07-0-192.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 629 Country Meadow Ct., Antioch, TN 37013

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, their heirs and assigns forever; and we do covenant with 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 is unemcumbered, 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 this 12th day of January, 2021.

MP Home Solutions Pro, Inc.

BY: _____
Patricia M. Eboko Grimes
Its: President & Shareholder

BY: _____
Mario Grimes
Its: Shareholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Patricia M. Eboko Grimes,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **President and Shareholder for MP Home Solutions Pro, Inc.**, the within named bargainor, a corporation, and that she as **President and Shareholder**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as **President and Shareholder for MP Home Solutions Pro, Inc.**

Witness my hand and official seal at office this 12th day ~~of~~ January, 2021 ~~2020.~~

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public
Commission ~~Expiration~~: 4-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Mario Grimes,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Shareholder for MP Home Solutions Pro, Inc.**, the within named bargainor, a corporation, and that he as **Shareholder**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Shareholder for MP Home Solutions Pro, Inc.**

Witness my hand and official seal at office this 12th day of January, 2021 ~~2020.~~

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public
Commission Expiration: 4-17-2023

LTE File No.: 20-2994TN

True Copy Certification

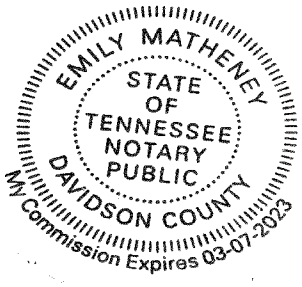
I, **Michelle Mitchell**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Emily Matheney,** a notary public for this county and state, **Michelle Mitchell,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Emily Matheney
My Commission Expires: 03/07/2023



SEAL