When recorded, return to:
Momentum Title
1704 Charlotte Avenue #105
Nashville, TN 37023

This instrument prepared by:
Momentum Title, LLC
313 East Main Street, Suite 2
Hendersonville, TN 37075
File Number: 6-10271-RL

Karen Johnson Davidson County
Batch# 553908 DEEDWARR
01/14/2021 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $3,444.70
20210114-0006228

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$931,000.00**

Angela C Pacheco
Affiant

Subscribed and sworn to before me, this the 12th day of January, 2021.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Angela Pacheco 8146 Charlotte Pike Nashville, TN 37221	Angela Pacheco 8146 Charlotte Pike Nashville, TN 37221	127 00 0 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

MC Creative, LLC, a Tennessee limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Angela Pacheco, an unmarried woman, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, described according to a survey by S. H. Hutchison, Surveyor, dated August 23, 1954, as follows:

Beginning in the center of U. S. Highway No. 70, or Charlotte Pike, and thence North 30 degrees West crossing the Westerly margin of said highway at a point North 55 degrees West 9.25 poles from the Southwest corner of the property conveyed to Joseph W. Ezell and wife by deed from Addie Lovell, of record in Book 1466, Page 210, Register's Office for said County, in all 18 poles to a stake; thence South 55 degrees West 18 poles and 3 feet to a stake; thence South 30 degrees East 18 poles to the center of said highway; thence with the center of said highway, North 55 degrees East 18 poles and 3 feet to the beginning, containing 2-1/16 acres, more or less.

Being the same property conveyed to MC Creative, LLC, a Tennessee Limited Liability Company by Warranty Deed from John Bruno, III and wife, Emily G. Bruno, of record in Instrument No. 20190909-0090890, in the Register's Office of Davidson County, Tennessee, dated September 4, 2019 and recorded on September 9, 2019.

Being the same property conveyed to John Bruno III and wife, Emily G. Bruno by Warranty Deed from Alexander Ford Wiggs and wife, Nancy C. Wiggs, recorded on the 15th day of November, 2013 in Instrument No. 20131115-0118113, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **8146 Charlotte Pike, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2021.

GRANTOR:

MC Creative, LLC, a Tennessee limited liability company

By: _____
Louis Chanatry, Member

By: _____
James Moore, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared MC Creative, LLC, a Tennessee limited liability company, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of January, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

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

