Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 555518 DEEDWARR
01/15/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20210115-0007161

ADDRESS NEW OWNER:
M Squared LLC
4414 Brush Hill Rd
Nashville, Tennessee 37216

SEND TAX BILL TO:
NEW OWNER

MORTGAGEE
~~Same~~ NA

MAP 084
GROUP 05 0
PARCEL 023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CH & CH LLC., a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **M Squared LLC., a Tennessee Limited Liability Company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Tiffany Terrace, which is of record in Book 2854, page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 195.6 feet on the northwesterly side of Tiffany Drive and extends back between lines 207.0 feet on the westerly line and 200.0 feet on the northeasterly line, being triangular in shape.

Being the same property conveyed to CH & CH LLC by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee, dated December 15, 2020 and filed of record December 28, 2020 in Instrument No. 20201228-0153302, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years.
2. Matters shown on the recorded plat of Tiffany Terrace, of record in Book 2854, Page 59, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 2928, Page 287 and amended in Book 3031, Page 311, said Register's Office.
4. Sewer Easement Agreement of record, Book 4007, Page 45, said Register's Office.
5. Anchor Easement of record, Book 9545, Page 797, said Register's Office.
6. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 2611 Tiffany Drive, Nashville, Tennessee 37206.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M Squared LLC., a Tennessee Limited Liability Company, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this the 15th day of January, 2021.

CH & CH LLC., a Tennessee Limited Liability Company

Eric Sox Member

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **CH & CH LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 15th day of January, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $324,900.00.

AFFIANT

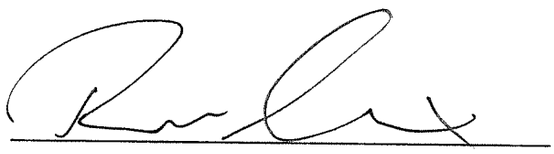
Subscribed and sworn to before me on this 15th day of January, 2021.

Tabatha Edwards
NOTARY PUBLIC
My Commission Expires: 11-6-23

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Ryan Lux, 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.

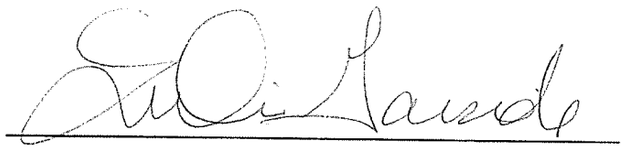


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

