WARRANTY DEED



J-SB-MJT-21-5101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-20-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 586993 **DEEDWARR**
03/08/2021 10:46:37 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20210308-0029882

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Brittany Cowan and Matthew Cooper	**New Owner**	
(NAME)	(NAME)	**161 05 0C 113.00**
5101 Whitaker Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MJT ENTERPRISE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY COWAN AND MATTHEW COOPER, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 13, Huntington Park, as described in Master Deed of record in Book 8813, Page 573, Amended in Book 9018, Page 56, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to MJT Enterprises, LLC a Tennessee Limited Liability Company, by Warranty Deed from Armando Martinez and wife, Alejandra Zavala, of record in Instrument No. 20200701-0071574, in the Register's Office of Davidson County, Tennessee, dated June 30, 2020 and recorded on July 1, 2020.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two Huntington Park, as recorded in Plat Book 4175, Page(s) 108.

• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Huntington Park Townhome Association Condominium of record in Book 8813, Page 573, as amended by instrument(s) of record in Book 9018, Page 56; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

• Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4393, Page 383.

• Easement recorded in Instrument No(s). 20130419-0039377 and 20140416-0032003.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5101 Whitaker Dr, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3rd DAY OF MARCH, 2021.

MJT Enterprise LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of MJT ENTERPRISE LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of March, 2021.

_____
Notary Public
My Commission Expires: 8-20-2021
(SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212