Karen Johnson Davidson County
Batch# 597893 DEEDWARR
03/23/2021 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20210323-0038070

WARRANTY DEED

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

File No. DH-21-241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 9-2-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crystal Cooper, Trustee of the Nivek Revocable Trust	New Owner	
(NAME)	(NAME)	
833 Delmas Avenue, #A & #B		072-09-1M-001.00-CO and 072-09-1M-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **M Squared, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Crystal Cooper, Trustee of the Nivek Revocable Trust dated February 23, 2006,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. A and B on the Plan of Homes at 833 Delmas Avemue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20200316-0028467, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Dillard Tabor and wife, Catherine G. Tabor by Warranty Deed from Earl W. Huffine and wife, Eva Huffine, Marshall Lynn Summar and wife, Valorie C. Summar and Andrew Keith Summar of record in Book 6083, Page 243, Register's Office for Davidson County, Tennessee, dated June 27, 1983 and recorded on June 28, 1983. (Value of consideration shown in aforementioned deed $35,000.00.)

Being a portion of the same property conveyed to Catherine G. Tabor by Quitclaim Deed from Dillard Tabor of record in Instrument Number 20020510-0057767 Register's Office for Davidson County, Tennessee, dated May 3, 2002 and recorded on May 10, 2002. (Value of consideration shown in aforementioned deed $0.00.)

The said Catherine G. Tabor aka Catherine Gay Tabor having since died intestate on June 22, 2019, her estate administered of record in Docket Number 19P-1279, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

Affidavit of Heirship recorded on February 28, 2020 in Instrument No. 20200228-0022214.

Being a portion of the same property conveyed to M Squared, LLC, a Tennessee limited liability company by Warranty deed from Adam Nolan Tabor, unmarried of record in Instrument No. 20200228-0022215 Register's Office for Davidson County, Tennessee, dated February 27, 2020 and recorded on February 28, 2020.

This is property more commonly known as 833 Delmas Avenue, #A & #B, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 22nd day of March, 2021.

M Squared LLC

By: _____

Michael Craddock, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of March, 2021, before me personally appeared Michael Craddock, Member of M Squared LLC, 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 22nd day of March, 2021.

_____

Notary Signature

My commission expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022