Karen Johnson Davidson County
Batch# 602780 DEEDWARR
03/30/2021 10:26:36 AM 2 pgs
Fees: $13.00 Taxes: $1,701.63

20210330-0041443

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $459,900.00

Affiant

Subscribed and sworn to before me, this 16th day of March, 2021

Notary Public
My commission expires: 6-12-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Lauren Cunningham	Studio Bank	091-05-4H-002.00 CO
122B Duluth Ave	124 12th Ave S ste 400	
Nashville, TN 37209	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The MC2 Group, Inc., a Tennessee Corporation** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lauren Cunningham, Gil Cunningham, and Elizabeth Cunningham,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. B of 122 Duluth Avenue Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 122 Duluth Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20200428-0044155, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest 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 buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Midsouth Industries, Inc., a Tennessee corporation by Warranty Deed from Allied Fence and Imp. Co., Inc. dated January 6th, 1971 of record in Book 4594, page 839 Register's Office of Davidson County Tennessee. Being part of the same property further conveyed to MC2 Group, Inc., a Tennessee Corporation by Warranty Deed from Mid-South Industries, Inc., dated April 24, 2020 of record as Instrument Number 20200428-0044153, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 122B Duluth Ave, Nashville, TN 37209

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 16th day of March, 2021.

The MC2 Group, Inc.
A Tennessee Corporation

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trey Cain Authorized Representative of **The MC2 Group, Inc.,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they on behalf of the Tennessee Corporation executed the within instrument for the purposes therein contained as Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 16th day of March, 2021.

_____
Notary Public

My Commission expires: 6-17-2024



FILE NO: 2021016962