Karen Johnson Davidson County
Batch# 627444 DEEDWARR
05/03/2021 12:08:09 PM 2 pgs
Fees: $13.00 Taxes: $1,103.53

20210503-0058975

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $298,250.00

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2021.

Notary Public

My Commission Expires: 6-17-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
The MC2 Group, LLC	NEW OWNER	106-09-0-029.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Suzanne Luck Pearl Rupe, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The MC2 Group, LLC

HEREINAFTER CALLED THE GRANTEE, ITS 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 Lot No. 5 on the plan of Section One, Woodycrest, as shown on plat of record in Plat Book 1835, Page 25, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Suzanne Luck Pearl Rupe by Quitclaim Deed from Steven Eugene Rupe, pursuant to the Final Decree of Divorce in the Chancery Court for Cheatham County, Tennessee, in the cause captioned Suzanne Luck Pearl Rupe v. Steven Eugene Rupe, Docket No. 17665, dated 10/9/2018 and recorded 10/22/2018 in Instrument No. 20181022-0104432; and being the same property previously conveyed to Suzanne Rupe and Steven Rupe, wife and husband, by Quitclaim Deed from Suzanne L. Pearl known now as Suzanne Rupe, married to Steven Rupe, not dated and recorded 3/4/2013 in Instrument No. 20130304-0021465; and being the same property previously conveyed to Suzanne L. Pearl, an unmarried person, by Warranty Deed from Michael Clint Jones, an unmarried person, dated 9/16/2002 and recorded 10/8/2002 in Instrument No. 20021008-0122873, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 1906 Hutton Drive, Nashville, TN 37210.

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, its heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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 26th day of April, 2021.

Suzanne Luck Pearl Rupe

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suzanne Luck Pearl Rupe with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 26th of April, 2021.

Notary Public

My Commission Expires: 1/19/2025

(SEAL)

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY