Name and Address of New Owner:
M Squared LLC
4414 Brush Hill Rd
Nashville, TN 37216
Send Tax Statements To:
M Squared LLC
4414 Brush Hill Rd.
Nashville, TN 37216

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-21061379

Map and Parcel: 072 14 1V 001.00 and 072 14 1V 002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harmony Homes of Tennessee, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **M Squared LLC**, hereinafter called the GRANTEE, its successors 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, and being all of Unit Nos. A & B, 1612 Cahal Avenue, a Horizontal Property Regime with Private Elements, according to Declaration of Covenants, Conditions and Restrictions of same appearing of record in Instrument Number 20191216-0129307, in the Register's Office for Davidson County, Tennessee, to which DCCR reference is hereby made for a more accurate and complete description of said units.

Being a portion of the same property conveyed to Harmony Homes of Tennessee, LLC, a Tennessee Limited Liability Company, by Warranty Deed filed for record on March 21, 2016 in Instrument Number 20160321-0026471, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of 1612 Cahal Avenue of record in Instrument Number 20191216-0129307 and as amended in Instrument Number 20200219-018546; All matters of prior subdivision plat as set forth per Book 421, page 50; Restrictive Agreement of record in Book 1153, page 489; Articles of Organization for M Squared, LLC of record in Instrument Number 20151130-0120690; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: 1612 Cahal Ave. Units A & B, Nashville, TN 37206

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 successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, 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.

Karen Johnson Davidson County
Batch# 665200 DEEDWARR
06/25/2021 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210625-0086667

WITNESS our hand this 24th day of June, 2021.

Harmony Homes of Tennessee, LLC

BY: _____
Tyler Thomason, Member

State of Tennessee

County of ~~Rutherford~~ Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Tyler Thomason, 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 Harmony Homes of Tennessee, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 24th of June, 2021.

_____
Notary Public
My Commission Expires: 4/17/2023

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $285,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 24th day of June, 2021.

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

_____
Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024