THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535299** Karen Johnson Davidson County Batch# 666991 DEEDWARR 06/28/2021 03:42:30 PM 3 pgs Fees: $18.00 Taxes: $502.83 20210628-0087585	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $135,900.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2021. Notary Public My Commission Expires:

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

WARRANTY DEED

Address New Owner: David Major and Jeremy Saal 420 Elysian Fields Road A19 Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133 14 0A 019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MNM Holdings, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Aaron Major, Unmarried Man and Jeremy Alexander Saal, Unmarried Man, Joint Tenants with Rights of Survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A-19 of The Village at Grassmere formerly Oakcrest Condominiums, created under Title 64, Section 2701 et. seq., as amended, Tennessee Code Annotated, as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960, and amended and restated in Book 9559, Page 939, Instrument No. 20041102-0131823 and Instrument No. 20060630-0078687, and further amended in Instrument No. 20070301-0025595, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to MNM Holdings, LLC, by Warranty Deed from Dilshoo Aripov, Married, of record in Instrument No. 20170724-0074394, in the Register's Office of Davidson County, Tennessee, dated July 13, 2017 and recorded on July 24, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oakcrest Condominium, as recorded in Plat Book 5200, Page(s) 413.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Oakcrest Condominium of record in Book 5884, Page 960, as amended by instrument(s) of record in Book 9559, Page 939, Instrument Nos. 20041102-0131823, 20070301-0025595 and Substitution of Trustee recorded in Instrument No. 20060630-0078687; 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.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7233, Page 802. Lease Agreements of recorded in Book 11578, Page 203, Instrument No. 20000517-0049769 and Assignment of Lessor's Interest in Lease in Instrument No. 20061024-0131560 and Subordination, Nondisturbance and Attornment Agreement recorded in Instrument No. 20061024-0131561.

This is improved property located at 420 Elysian Fields Road A19 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2021.

MNM Holdings LLC

BY: Mark M. McLeod, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark M. McLeod, with whom I am personally acquainted, and who acknowledged themselves to be Authorized Agent of MNM Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainer, and that they as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Authorized Agent.

Witness my hand, at office, this 22nd day of June, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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