Karen Johnson Davidson County
Batch# 686180 DEEDWARR
07/28/2021 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210728-0101799

This instrument prepared by:
Momentum Title
131 Saundersville Road #130
Hendersonville, TN 37075
File Number: 5-12799-RL-s

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Carmen Coats
Affiant

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

JASMYN HOWSE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

Notary Public
My Commission Expires: 5/5/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Pearce Barringer and Madison Hall 3505 Mays Street Nashville, TN 37211	Ascend Federal Credit Union 520 Airpark Drive Tullahoma, TN 37388	133 01 0 263.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

A & C Property Group LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Pearce Barringer, a single man, and Madison Hall, a single woman, hereinafter called the Grantee(s), his/her/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 all of Lot No. 449, Resubdivision of Lots 448 & 449, Sunrise Heights Second Plan of record in Instrument No. 20070206-0015587, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to A & C Property Group LLC, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20210121-0009024, in the Register's Office of Davidson County, Tennessee, dated January 18, 2021 and recorded on January 21, 2021.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Gary Douglas McArdle, unmarried, of record in Instrument No. 20210120-0008660, in the Register's Office of Davidson County, Tennessee, dated January 19, 2021 and recorded on January 20, 2021.

Being the same property conveyed to Gary Douglas McArdle, a one-half undivided interest, by Quitclaim Deed from Caroline M. McArdle, a single woman, of record in Instrument No. 20120405-0029063, in the Register's Office of Davidson County, Tennessee, dated April 04, 2012 and recorded on April 05, 2012. The said Caroline M. McArdle having since died on June 14, 2019, and title is now vested in Gary Douglas McArdle.

Being the same property conveyed to Caroline M. McArdle, an unmarried woman, by Quitclaim Deed from Howard B. Bottoms, of record in Instrument No. 20100729-0059355, in the Register's Office of Davidson County, Tennessee, dated July 23, 2010 and recorded on July 29, 2010.

Being the same property conveyed to Caroline M. McArdle, an unmarried woman, by Warranty Deed from William S. Petroff, married, of record in Instrument No. 20100528-0041335, in the Register's Office of Davidson County, Tennessee, dated May 27, 2010 and recorded on May 28, 2010.

This is improved property located at: **3505 Mays Street, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 26th day of July, 2021.

GRANTOR:

A & C Property Group LLC

By: Angel Mingsing, Managing member
Angel Mingsing, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Angel Mingsing, Managing Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Managing Member of A & C Property Group LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of July, 2021.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-24

202107280101799

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/28/2021 (date ~~of document~~).

Affiant Signature

07/28/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL