Karen Johnson Davidson County
Batch# 697249 DEEDWARR
08/13/2021 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,663.15
20210813-0109542

Warranty Deed

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration ~~or value~~, whichever is greater, for this transfer is $449,500.00.

Affiant

Subscribed and sworn to before me, ~~this the~~ 12th day of August, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Penfound II	New Owner(s)	072-16-3N-001.00CO
1605A Tammany Dr.		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BALA BY MJ LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW PENFOUND, II, A SINGLE MAN**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1605 Tammany Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1605 Tammany Drive, a Horizontal Property Regime, of record in Instrument No. 20210318-0035833, in the Register's office for Davidson County, Tennessee, and with 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 the same property conveyed to Bala by MJ, LLC, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20210329-0040806, in the Register's Office of Davidson County, Tennessee, dated March 24, 2021 and recorded on March 29, 2021.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Perkins Management, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210325-0039736, in the Register's Office of Davidson County, Tennessee, dated March 24, 2021 and recorded on March 25, 2021.

Being part of the same property conveyed to Perkins Management, LLC, a Tennessee limited liability company, by Warranty Deed from Stephen Aaron Rutledge, married, of record in Instrument No. 20201222-0152103, in the Register's Office of Davidson County, Tennessee, dated December 15, 2020 and recorded on December 22, 2020.

Being the same property conveyed to Stephen Aaron Rutledge, by Warranty Deed from Valerie Chenault, unmarried, of record in Instrument No. 20150402-0028685, in the Register's Office of Davidson County, Tennessee, dated March 25, 2015 and recorded on April 02, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1605A Tammany Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of August, 2021.

BALA BY MJ LLC, a Tennessee Limited Liability Company

By: _____
Mollie Jannasch, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mollie Jannasch, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of BALA BY MJ LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of August, 2021.

_____
Notary Public

My Commission Expires: 5-2-22



Certificate of Authenticity

I, Russell T. McCann, 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 August 12, 2021.

Date

Affiant Signature

August 12, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of August, 2021.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024