Karen Johnson Davidson County
Batch# 697608 DEEDWARR
08/16/2021 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20210816-0109984

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$410,000.00~~ $449,900.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2021.

Notary Public

My commission expires: May 9, 2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kristopher Doyle and Carol Doyle	New Owner	**071-07-0P-001.00-CO**
208 Queen Ave. Unit A		
Nashville, TN 37207		

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, I,

Mc3 Properties LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kristopher Doyle and Carol Doyle, husband & wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 208 Queen Avenue Townhomes, a Horizontal Property Regime with private Elements, as shown on Exhibit "A" of 208 Queen Avenue Townhomes, a Horizontal Property Regime with private Elements, of record in Instrument No. 20201029-0126109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamithia Jenkins, unmarried by Warranty deed from Larry D. Murphy and wife, Teresa Murphy of record in Instrument No. 20160721-0075036 Register's Office for Davidson County, Tennessee, dated July 20, 2016 and recorded on July 21, 2016.

Being a portion of the same property conveyed to Mc3 Properties, LLC by QuitClaim deed from Jamithia Jenkins of record in Instrument No. 20190712-0068253 Register's Office for Davidson County, Tennessee, dated July 10, 2019 and recorded on July 12, 2019.

This is improved property known as **208 Queen Ave. Unit A, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of July, 2021.

Mc3 Properties LLC

Cedric McKissack – Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Cedric McKissack**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be sole member (or other officer authorized to execute the instrument) of Mc3 Properties, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Cedric McKissack as such sole member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as sole member.

Witness my hand and official seal this 30th day of July, 2021.

Notary Public
My Commission Expires: 4.17.23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

SolomonParks File No. 21-000315-526

SP 11/2015

Certificate of Authenticity

I, Tonya Loftin, 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 July 30, 2021.

Date

Tonya Loftin

Affiant Signature

August 13, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 13th day of August, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)