202108170111395

Karen Johnson Davidson County
Batch# 699097 DEEDWARR
08/17/2021 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210817-0111395

WARRANTY DEED

File No. BC-21-1018

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenna K. Phares	new owner	
(NAME)	(NAME)	
903 McFerrin Avenue		082-04-0-395.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Mark Evans, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenna K. Phares, a single woman**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 2 on the Plan of A. W. Hooker's Addition to East Nashville of record in Plat Book 57, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 50 Feet on the Easterly side of McFerrin Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Broadway Investment Group by Substitute Trustee's Deed deed from LandAMerica Financial Group of record in Instrument No. 20151009-0103413 Register's Office for Davidson County, Tennessee, dated October 5, 2015 and recorded on October 9, 2015.

Being the same property conveyed to MP Enterprises, LLC, Kentucky limited liability company by Quitclaim deed from Broadway Investment Group, Inc., a Tennessee corporation of record in Instrument No. 20151009-0103414 Register's Office for Davidson County, Tennessee, dated October 5, 2015 and recorded on October 9, 2015.

Being the same property conveyed to Mark Evans by Quitclaim deed from MP Enterprises, LLC of record in Instrument No. 20181109-0111102 Register's Office for Davidson County, Tennessee, dated November 9, 2018 and recorded on November 9, 2018.

This is property more commonly known as 903 McFerrin Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this 17th day of August, 2021.

Mark Evans by Ryan Lux
Attorney in fact

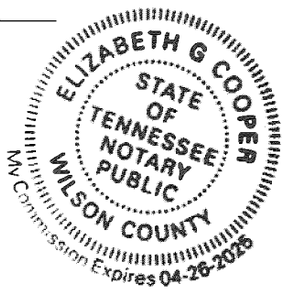
Mark Evans by Ryan Lux,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Mark Evans, and that this instrument was executed on behalf of the said Mark Evans for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book 20210817-0111394, in the Register's Office for Davidson County, Tennessee..

Witness my hand, at office, this 17th day of August, 2021.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Paul Soper, 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 17, 2021 (date of document).

Affiant Signature

August 17, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9/7/21

NOTARY'S SEAL

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN