WARRANTY DEED

Karen Johnson Davidson County
Batch# 700394 DEEDWARR
08/18/2021 01:37:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20210818-0111838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$150,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF August, 2021

Notary Public

MY COMMISSION EXPIRES: 05-03-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
M & H Enterprise, LLC	M+H ENTERPRISE, LLC	m/p 058-00-0-069
(Name)	(Name)	
4747 Drakes Branch Road	4636 Lebanon Pike Suite 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **L & C RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M & H ENTERPRISE, LLC** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS. TO-WIT:

Land located in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee; being part of Lot No. 3 of the map of the J.W. Drake Lands, as of record in Plat Book 974, page 34, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, May 9, 1947, as follows:

BEGINNING in the center of Drakes Branch Road at the corner of Lot Nos. 2 and 3; thence with the center of said Road, North 15 degrees 17 minutes west 258.5 feet; thence north 42 degrees 39 minutes west 128 feet to the southeast corner of the property conveyed to Pauline W. Bryant by deed from Robert H. Cherry and wife, of record in Book 1488, page 281, said Register's Office, thence with a fence and Bryant's southerly line, south 79 degrees 49 minutes west 219.3 feet to Bryant's easterly line; thence with said line and a fence, south 1 degree 53 minutes west 287 feet to the line between Lot Nos. 2 and 3; thence with the line between said two lots and a fence, south 87 degrees 19 minutes east 380.6 feet to the beginning, containing 2.3 acres more or less.

Being the same property conveyed to LEON BUGGS and wife, CAROLYN BUGGS, by deed from JEAN E. CLINARD AND SUSAN HUNTER-LEE, of record in Instrument No. 20090310-0021368, dated March 3, 2009, said Register's Office.

Further being a portion of the same property conveyed to L & C RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from LEON BUGGS and wife, CAROLYN BUGGS of record in Instrument No. 20151116-0116030, dated November 13, 2015, said Register's Office.

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.

Executed by my hand this 3 Day of February 2021.

L & C Rentals, LLC, A Tennessee Limited Liability Company

BY: Lisa Bugg Sole Member

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 _____ the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein.

Witness my hand and Official Seal this the _____ Day of February, 2021

_____
Notary Public

Please return to
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

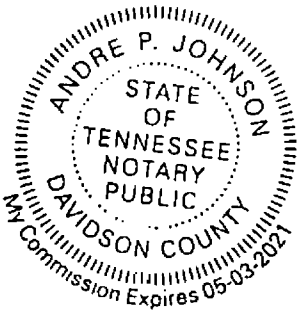
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Leon Buggs who is the Sole Member of L&C Rental, LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained and that he is authorized to do so on behalf of L&C Rental, LLC.

Witness my hand and official seal at Nashville, Tennessee, this, 3rd day of February, 2021.

Notary Public

My Commission Expires: 05-03-2021



Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 7/14/21

Name: **Maxine Rucker**
Title: **Closing Agent**
Date **07/14/2021**
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on **07/14/2021.**

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

