WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 701618 **DEEDWARR**
08/20/2021 10:42:54 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20210820-0112842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MHMD Investment Group, LLC	New Owner	
(NAME)	(NAME)	
4301 Hillsboro Pike, Ste. 100		081 15 0 009.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **TRAVIS COVINGTON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MHMD INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, 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. 131 on the Plan of S. A. Champion's Subdivision of Lots No. 85 to 168 and Lots Nos. 169 to 228 and 235 to 252 inclusive, in the Harding Plan, as shown on plat of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 131 fronts 50 feet on the Easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Lisa Drake, by Warranty Deed from Leland D. Watts, married, of record in Instrument No. 20061206-0150546, in the Register's Office of Davidson County, Tennessee, dated December 4, 2006 and recorded on December 06, 2006.

Being the same property conveyed to Travis Covington, by Quitclaim Deed from Lisa Drake, of record in Instrument No. 20081223-0122529, in the Register's Office of Davidson County, Tennessee, dated December 04, 2008 and recorded on December 23, 2008.

This was never the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1602 23rd Ave N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 hand this 18th day of August, 2021

TRAVIS COVINGTON

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 Travis Covington, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of August, 2021.

Commission expires:

KEVIN D. MOAT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public