Karen Johnson Davidson County
Batch# 711084 DEEDWARR
09/07/2021 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20210907-0119767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

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

Notary Public

(Notary Stamp)

My commission expires: 4.17.23

Gregory D. Vadner State of Tennessee Notary Public Sumner County

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
Mc3, LLC	New Owner	071-02-0-132.00
453 Dennis Drive	605 Douglas Ave.	
Nashville, TN 37207	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,

Marvin Staten and John W. Gray and Edward Staten and Andrea Staten and Charlene Blackman, Sole Heirs of Isabel Staten

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

Mc3, LLC

(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 Lot No. 5 on the Plan of Plan of John J. Rucker's Subdivision of record in Plat Book 332, Page 157, 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 Charles E. Staten and wife, Isabell Staten by Installment deed from M. H. Webb and wife, Ida Nell Webb of record in Book 5524, page 987, Register's Office for Davidson County, Tennessee, dated August 17, 1979 and recorded on November 05, 1979. Charles E. Staten and wife, Isabell Staten have been deceased. Affidavit of Heirship has been recorded in Instrument No. 20171208-0125438, Instrument No. 20171208-0125441, Instrument No. 20171208-0125440 and Instrument No. 20171208-0125439.

This is unimproved property known as **453 Dennis Drive, 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 August, 2021.

Marvin Staten

John W. Gray

Edward Staten

Andrea Staten

Charlene Blackman

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, Marvin Staten, John W. Gray, Edward Staten, Andrea Staten, and Charlene Blackman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires: 4-17-23

SolomonParks File No. 21-000355-526

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

SP 11/2015

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 8/30/2021 (date of document).

Affiant Signature

8/31/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 31 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County