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THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36515-07-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me this 13th day of September, 2021. Notary Public My Commission Expires: 7/9/22

LYDIA H. WERNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John M. McDonald, Trustee 217 Burlington Place Nashville, TN 37215	NEW OWNER	Map and Parcel No.: 117090C02800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Constantine Tsinakis and wife, Annell St. Charles** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John M. McDonald. Trustee of the MJSL Investment Trust, dated August 11, 2021** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 217 Burlington Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenants and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 717082 DEEDWARR
09/15/2021 12:28:17 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00

20210915-0123923

IN WITNESS WHEREOF, Grantors have executed this instrument on the 13th day of September, 2021.

Constantine Tsinakis

Annell St. Charles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Constantine Tsinakis and Annell St. Charles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2021.

Notary Public

My Commission Expires:

10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Burlington Subdivision, a Planned Unit Development, of record in Book 5200, Page 403 through 406, inclusive, as amended in Book 5800, Page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Constantine Tsinakis and wife, Annell St. Charles, by Warranty Deed from Ross C. Hutton and wife, Marie J. Hutton, of record in Book 11570, Page 927, in the Register's Office of Davidson County, Tennessee, dated July 06, 1999 and recorded on July 13, 1999.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 117090C02800CO.
2. All matters appearing on the Plan of record as Plat Book 5200, Page(s) 403-406, as Amended in Book 5800, Page 185, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 5863, Page 796; as Amendment recorded in Book 6046, Page 134, Register's Office for Davidson County, Tennessee.