WARRANTY DEED

File #21323

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

Karen Johnson Davidson County
Batch# 718585 DEEDWARR
09/17/2021 10:13:16 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20210917-0125115

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M Squared, LLC	NEW OWNER	072-04-0-001.02
(NAME)	(NAME)	
4414 Brush Hill Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Richard D. Harris, a fifty percent (50%) Tenant in Common interest, and Linda I. Faulk, a fifty percent(50%) Tenant in Common interest,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M Squared, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTEE, HIS 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 parts of lots 202 and 203 on the plan of Inglewood Place, as of record in Book 332, Page 101, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the Easterly margin of Kennedy Avenue; Thence S 80°02'24" E, 98.2 feet to a point; Thence N 46°46'20" E, 37.0 feet to a point; Thence N 45°00'50" W, 30.0 feet to a point; Thence N 51°26'34" W,110.4 feet to a point; Thence S 09°20'01" W, 99.7 feet to the point of beginning; containing 0.17 acres, more or less.

Being part of the same property conveyed to Richard Turner Harris and wife, Laura Lee Carter Harris, by Warranty Deed from Sidney L. McMurtry and wife, Bess Swift McMurtry, dated February 28, 1957, of record in Book 2640, Page 29, Register's Office for Davidson County, Tennessee.

Said Richard Turner Harris became deceased on September 6, 2013, vesting Laura Lee Carter Harris as surviving tenant. Being the same property conveyed to Richard D. Harris, a fifty percent (50%) tenant in common interest and Linda I. Faulk, a fifty percent (50%) tenant in common interest, by Quitclaim Deed from Laura Lee Harris of record in Instrument No. 20150630-0062651 Register's Office for Davidson County, Tennessee, dated June 22, 2015 and recorded on June 30, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3700 Kennedy Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of September, 2021.

Richard D. Harris by: [illegible], attorney in fact

Richard D. Harris by Daniel Heard, Attorney in Fact

Linda I. Faulk by: [illegible], attorney in fact

Linda I. Faulk by Daniel Heard, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Heard, as attorney in fact for Richard D. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand, at office, this 15th day of September, 2021.

My commission expires: 1/26/25 [illegible]
Notary Public

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Heard, as attorney in fact for Linda I. Faulk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand, at office, this 15th day of September, 2021.

My commission expires: 1/26/25 [illegible]
Notary Public

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road #202
Brentwood, TN 37027