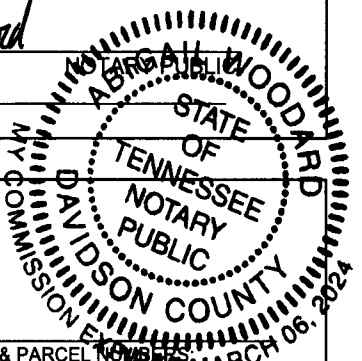
STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $580,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th day of September, 2021.

NOTARY PUBLIC

My commission expires:



Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Tate M. Kelly and Tsveta Todorova-Kelly	New Owner	061-11-0-066.00
(NAME)	(NAME)	
926 Curdwood Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		

Karen Johnson Davidson County
Batch# 720038 **DEEDWARR**
09/20/2021 10:57:00 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20210920-0125926

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Middle TN Investments LLC, a Tennessee Limited Liability Company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tate M. Kelly and Tsveta Todorova-Kelly, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being westerly one-half of Lot No. 2, as shown on the map entitled the Plan of Maplewood Manor Subdivision, of record in Book 547, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MIDDLE TN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WALTER CHARLES MEYER, JR., KARL ERIC MEYER, THOMAS LEONARD MEYER, ROGER ALLEN MEYER, JEREMIAH DANIEL MEYER AND DEBORA JEWELL JACKSON, of record in Instrument No. 20201029-0125917, dated October 16, 2020, said Register's Office.

This property is __unimproved _X_improved property known as: 926 Curdwood Boulevard, Nashville, TN 37216.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 16th day of September, 2021.

Middle TN Investments, LLC

BY: _____
Brian Benton, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Brian Benton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Authorized Agent of Middle TN Investments, LLC the within named bargainor, a limited liability company, and that such Authorized Agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Middle TN Investments, LLC as Authorized Agent.

Witness my hand and official seal, this the 16th day of September, 2021.

_____
Notary Public
My Commission Expires: 4-13-22

