Karen Johnson Davidson County
Batch# 739709 DEEDWARR
10/20/2021 08:21:30 AM 5 pgs
Fees: $28.00 Taxes: $9,501.60
20211020-0140494

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $2,568,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of September, 2021.

NOTARY PUBLIC

My commission expires: 4/22/23

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 NUMBERS:
MPES2, LLC	SAME AS NEW OWNER	059120018.00, 059120030.00, 059120057.00, 059120061.00 059120067.00, 059120069.00 050110064.00, 087090047.00 050060041.00, 050100122.00 050070018.00 & 070050057.00
(NAME)	(NAME)	
5801 Shelby Oaks Drive, Ste. B		
(ADDRESS)	(ADDRESS)	
Memphis, TN 38134		

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 **Rick A. Short,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **MPES2, LLC**, 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:

PARCEL 1:
Land in Davidson County, Tennessee, being Lot(s) 45, as shown on the map entitled Highland Trace Subdivision, Section Two, of record in Plat Book 5200, page 616, 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 RICK A. SHORT, by deed from LARRY L. LOCKRIDGE AND WIFE, MARTHA S. LOCKRIDGE, of record in Instrument No. 20050629-0074696, dated June 27, 2005, said Register's Office.

PARCEL 2:
Land in Davidson County, Tennessee, being Lot(s) 57, as shown on the map entitled Highland Trace Subdivision, Section Two, of record in Plat Book 5200, page 616, 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 RICK SHORT, by deed from KING PROPERTIES AND INVESTMENTS, LLC, of record in Instrument No. 20050711-0079780, dated June 16, 2005, said Register's Office.

PARCEL 3:
Land in Davidson County, Tennessee, being Lot(s) 84, as shown on the map entitled Highland Trace Subdivision, Section Two, of record in Plat Book 5200, page 616, 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 RICK SHORT, by deed from ROY D. STAMPS AND WIFE, KAREN K. STAMPS, of record in Instrument No. 20050802-0090570, dated July 29, 2005, said Register's Office.

PARCEL 4:
Land in Davidson County, Tennessee, being Lot(s) 88, as shown on the map entitled Highland Trace Subdivision, Section Two, of record in Plat Book 5200, page 616, 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 RICK A. SHORT, by deed from LARRY L. LOCKRIDGE AND WIFE, MARTHA S. LOCKRIDGE, of record in Instrument No. 20050629-0074694, dated June 27, 2005, said Register's Office.

PARCEL 5:
Land in Davidson County, Tennessee, being Lot(s) 94, as shown on the map entitled Highland Trace Subdivision, Section Two, of record in Plat Book 5200, page 616, 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 RICK A. SHORT, by deed from LARRY L. LOCKRIDGE AND WIFE, MARTHA S. LOCKRIDGE, of record in Instrument No. 20050629-0074692, dated June 27, 2005, said Register's Office.

PARCEL 6:
Land in Davidson County, Tennessee, being Lot(s) 96, as shown on the map entitled Highland Trace Subdivision, Section Two, of record in Plat Book 5200, page 616, 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 RICK A. SHORT, by deed from LARRY L. LOCKRIDGE AND WIFE, MARTHA S. LOCKRIDGE, of record in Instrument No. 20050629-0074687, dated June 27, 2005, said Register's Office.

PARCEL 7:
Land in Davidson County, Tennessee, being Lot(s) 145, as shown on the map entitled the Plan of Village by the Creek, Section 4, of record in Plat Book 6250, page 89, 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 RICK SHORT, by deed from ROY D. STAMPS, JR. AND WIFE, KAREN K. STAMPS, of record in Instrument No. 20050803-0091410, dated July 29, 2005, said Register's Office.

PARCEL 8:
Land in Davidson County, Tennessee, being Lot(s) 215, as shown on the map entitled Valley Grove, Section 10, of record in Plat Book 6200, page 26, 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 RICK A. SHORT, A MARRIED MAN, by deed from DWIGHT F. DICKEY, of record in Instrument No. 20050223-0019593, dated February 14, 2005, said Register's Office.

PARCEL 9:
Land in Davidson County, Tennessee, being Lot(s) 42, as shown on the map entitled Village by the Creek, Section II, Revised, of record in Plat Book 5200, page 785, 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 RICK A. SHORT, MARRIED, by deed from THOMAS E. PILLOW, JR., of record in Instrument No. 20050414-0041578, dated April 8, 2005, said Register's Office.

PARCEL 10:
Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled Village by the Creek, Section Two, of record in Plat Book 5200, page 784, 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 RICK A. SHORT, MARRIED, by deed from THOMAS E. PILLOW, JR., of record in Instrument No. 20050414-0041582, dated April 8, 2005, said Register's Office.

PARCEL 11:
Land in Davidson County, Tennessee, being Lot(s) 110, as shown on the map entitled Resubdivision of Lots 109 and 110 of Village by the Creek, Section 5, of record in Plat Book 6050, page 165 and corrected in Plat Book 6050, page 232 and Book 6250, page 221, 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 RICK A. SHORT, by deed from HOWARD B. DUCK, of record in Instrument No. 20050621-0070874, dated June 16, 2005, said Register's Office.

PARCEL 12:
Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Charles Binkley, of record in Book 5190, page 655, 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 RICK A. SHORT, MARRIED, by deed from THOMAS E. PILLOW, JR., of record in Instrument No. 20050414-0041580, dated April 8, 2005, said Register's Office.

Rick Short and Rick A. Short being one in the same.

This property is __unimproved _X_improved property known as:
Parcel 1: 2556 HIGHLAND TRACE DRIVE, NASHVILLE TN 37207
Parcel 2: 100 HIGHLAND TRACE COVE, NASHVILLE, TN 37207
Parcel 3: 2537 HIGHLAND TRACE DRIVE, NASHVILLE, TN 37207
Parcel 4: 2521 HIGHLAND TRACE DRIVE, NASHVILLE, TN 37207
Parcel 5: 2437 WOODALE LANE, NASHVILLE, TN 37207
Parcel 6: 2429 WOODALE LANE, NASHVILLE, TN 37207
Parcel 7: 3708 BRICKMONT DRIVE, NASHVILLE, TN 37207
Parcel 8: 4672 FOREST DRIVE, NASHVILLE, TN 37207
Parcel 9: 3636 VILLAGE TRAIL, NASHVILLE, TN, 37207
Parcel 10: 105 OLD TRAIL COURT, NASHVILLE, TN 37207
Parcel 11: 909/911 TRAILWOOD CIRCLE, NASHVILLE, TN 37207
Parcel 12: 3223 ALPINE AVENUE, NASHVILLE, TN 37218

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 10th day of September, 2021.

Rick A. Short

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rick A. Short, the herein bargainor, 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.

Witness my hand and official seal, this the 10th day of September, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 9/10/21.

Date

Celia Stewart Rouse

Affiant Signature

9/10/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21ST day of Sept, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

