WARRANTY DEED

Karen Johnson Davidson County
Batch# 741563 DEEDWARR
10/22/2021 11:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20211022-0142081

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/23/2025
(AFFIX SEAL)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MC3, LLC	New Owner	Parcel ID: 071 03 0 136.00
(NAME)	(NAME)	
110 Paige Park Ln.	" "	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	" "	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeffery Howard, devisee under the Last Will and Testament of Frank King Harrison**, and **Dena Lynn Murphy, Executrix of the Estate of Frank King Harrison** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MC3, LLC**, hereinafter called the Grantees, their 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 the East 35 feet of Lot No. 135 and the West 33 feet of Lot No. 134 on the Map of J. B. Haynies' Oriental Subdivision, of record in Plat Book 161, pages 26 and 27, Register's Office for said County.

Said parts of said lots adjoin and front together 68 feet on the North side of Queen Street and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Frank K. Harrison, a single person, by Warranty Deed from Sharon Ann Pomeroy, Executrix of the Estate of Robert Wendell Harrison, of record in Instrument No. 20020313-0031798, in the Register's Office of Davidson County, Tennessee, dated March 08, 2002 and recorded on March 13, 2002. The said Frank K. Harrison being deceased as of April 05, 2020 (also see Probate at Case No. 20P-774 and Will filed at Instrument No. 20210607-0075633).

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 211 Queen Avenue, Nashville, TN 37207

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 our hands this 15th day of OCTOBER, 2021.

Jeffery Howard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jeffery Howard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2021.

Notary Public

My Commission Expires: _____

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

(SEAL)

Dena Lynn Murphy, Executrix

Dena Lynn Murphy, Executrix of the Estate of Frank King Harrison

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Dena Lynn Murphy, Executrix of the Estate of Frank King Harrison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of October, 2021.

Notary Public

My Commission Expires: 7-17-23

STATE OF TENNESSEE NOTARY PUBLIC BRANDON WESLEY LIPPMAN SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BRANDON WESLEY LIPPMAN SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

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 10/15/2021 (date of document).

Affiant Signature

10/18/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18 day of Oct., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County

202110220142081