WARRANTY DEED

Karen Johnson Davidson County
Batch# 741918 DEEDWARR
10/22/2021 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20211022-0142391

File No. BC-21-1259

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 4/26/25

(AFFIX SEAL)

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keenon Moorman	Same As New Owner	
(NAME) 1711 Chris Drive	(NAME)	133-14-0A-065.00-CO
(ADDRESS) LaVergne, TN 37086	(ADDRESS)	
(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, I/we, **Mark Evans, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keenon Moorman, married**, HEREINAFTER CALLED THE GRANTEE, 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 Unit E-7 of The Village of Grassmere formerly Oakcrest Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Nat Book 5200, page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, Instrument No. 1999123-09959939, and Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to MP Enterprises, LLC, a Kentucky Limited Liability Company by Warranty deed from Barney R. Somerville, an unmarried individual of record in Instrument No. 20141113-0104927 Register's Office for Davidson County, Tennessee, dated October 30, 2014 and recorded on November 13, 2014.

Being the same property conveyed to Mark Evans, unmarried by Quitclaim deed from MP Enterprises, LLC, a Kentucky Limited Liability Company dated October 8, 2021, of record in Instrument No. _202110220142389___, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 420 Elysian Fields Road, Unit E7, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 8th day of October, 2021.

Mark Evans by Ryan Lux attorney in fact
Mark Evans by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Mark Evans, and that this instrument was executed on behalf of the said Mark Evans for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at **Instrument No** 202110220142390 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 8th day of October, 2021.

Notary Signature
My commission expires: 4/26/25

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **October 8, 2021**.

Date

Affiant Signature

October 8, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **October**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON