Karen Johnson Davidson County
Batch# 744531 DEEDWARR
10/27/2021 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,219.98
20211027-0144052

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

36609

The actual consideration or value, whichever is greater, for this transfer is $599,995.00

Kali Holmes
Affiant

Subscribed and sworn to before me, this 15th day of October, 2021

Notary Public
My commission expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Kali Holmes	Capstar Bank	091-05-3F-001.00
705 Waco Dr	2002 Richard Jones Road Suite A300	
Nashville, TN 37209	Nashville TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The MC2 Group, Inc., a Tennessee Corporation** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Kali Holmes and Presley Cole Holmes, wife and husband** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 705 Waco Drive Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 705 Waco Drive Townhomes, a Horizontal Property Regime of record in Instrument Number 20201124-0137722, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to The MC2 Group, Inc., a Tennessee corporation, by Warranty Deed form James Mark Farrar, married, and Robert Daniel Farrar, married, dated November 20, 2020 of record as Instrument No. 20201124-0137720, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 705 Waco Dr, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 15th day of October 2021.

The MC2 Group, Inc.

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Authorized Representative** (or other officer authorized to execute the instrument) of **The MC2 Group, Inc.**, the within named bargainor, a Tennessee corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as **Authorized Representative** (or other authorized officer)..

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

_____
Notary Public

My Commission expires: 6-23-25

FILE NO: 2021097194

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, George E. Mudter, Jr., 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

Affiant Signature

10/15/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of October, 2021.

Notary's Signature

My Commission Expires: October 2, 2023

Notary's Seal (if on paper)

