BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 747261 DEEDWARR
11/01/2021 10:57:06 AM 2 pgs
Fees: $13.00 Taxes: $1,830.28

20211101-0145931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,670.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF October 2021.

Notary Public

MY COMMISSION EXPIRES: 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanine R. Black	Tennessee Trust Mortgage, Inc.	
(NAME)	(NAME)	
1726 16th Ave. N	6398 Hwy 41-A	081 11 0 320.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Pleasant View, TN 37146	
(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, WE, **MHMD INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEANINE R. BLACK, MARRIED,** 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 Northerly half of Lot No. 294 on the Plan of D T McGavock Wetmore and Other's Second Addition called the Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 294 fronts 50 feet on the Easterly side of 16th Avenue North formerly Hendershot Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed CoCo Properties LLC, a Tennessee limited liability company, by Warranty Deed from Deep River Development, a Tennessee limited liability company, of record in Instrument No. 20180430-0040190, in the Register's Office of Davidson County, Tennessee, dated April 25, 2018 and recorded on April 30, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 1726 16th Ave. N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 29th day of October, 2021

MHMD INVESTMENT GROUP, LLC

BY: _____

MICHAEL HADDOCK, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael Haddock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Manager of MHMD Investment Group, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal this 29th day of October, 2021.

Commission expires: 10/2/2

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____

Notary Public