THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 779253 DEEDWARR
12/23/2021 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20211223-0169778

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
M D Properties LLC 9505 Elmbrook Blvd. Brentwood, TN 37027	SAME AS NEW OWNER	104-02-0-303

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **30th & Hedrick, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **M D Properties LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being **Lot No. 7** on the map of J.K. Orr and H.G. Kitrell's Subdivision of Lot No. 42 in the Boyd Cockrill Spring Tract, as of record in Book 161, page 121, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the westerly side of 30th Avenue, North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William D. Kenner and wife, Carole F. Kenner, by Warranty Deed from John P. Grimes and wife, Susan P. Grimes, of record on May 11, 1976, at Book 5023 Page 733, Davidson County Register of Deeds. Further being the same property conveyed to William D. Kenner, III, by Quitclaim Deed from Carole F. Kenner, of record on June 24, 2002, at Instrument No. 20020624-0075578, Said Register of Deeds. Further being the same property conveyed to 30th & Hendrick, LLC, a [Tennessee] Limited Liability Company, by Warranty Deed from William D. Kenner, III, of record on November 9, 2020, at Instrument No. 20201109-0131084, Davidson County Register of Deeds.

This property commonly known as 113 30th Avenue North, Nashville, TN 37203
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 14 **day of December, 2021:**

30th & Hedrick LLC, a Tennessee limited liability company

x _____

By: Miken Development, LLC, as its Manager, by
Michael Kenner, as its President

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Michael Kenner** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the President of Miken Development, LLC, a Tennessee limited liability company, which is the Manager for 30th & Hedrick LLC, a Tennessee limited liability company, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of Miken Development, LLC, a Tennessee limited liability company, as Manager for 30th & Hedrick LLC, a Tennessee limited liability company, for the purposes therein contained.

Witness my hand and official seal on this the 14 day of December, 2021:

_____
NOTARY PUBLIC

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$1,500,000.00**:

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 17th DAY OFDecember, 2021:

_____
Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 12/14/2021 (date of document).

Date: 12/20/2021

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 20th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202112230169778