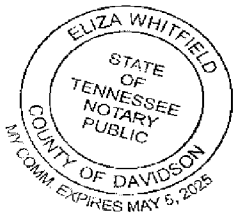
Karen Johnson Davidson County
Batch# 780749 DEEDWARR
12/28/2021 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20211228-0170660

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Patricia Green
Affiant

Subscribed and sworn to before me, this the 17th day of December, 2021.

Eliza Whitfield
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephenson Home Co, LLC	New Owner(s)	131-07-0-063-00
400 Arrowwood Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MJH VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHENSON HOME CO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 8 on the Plan of Hunt Terrace, Part One, of record in Plat Book 1130, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pruett Investment Club, a Tennessee General Partnership by Warranty Deed from M. Ralph Seta, Jr. Trustee of the M. Ralph Seta, Jr. Trust under agreement dated November 29, 2001 and Angeline S. Freeman Truluck Trustee of the Angeline S. Freeman Trust under agreement dated November 29, 20 and Jennette S. Rowe, Trustee of the Jennette S. Rowe Trust under agreement dated November 29, 2001 of record in Instrument No. 20130326-0029416 Register's Office for Davidson County, Tennessee, dated March 11, 2013 and recorded on March 26, 2013.

Being the same property conveyed to Mickey L. Harlow and Janice R. Harlow, trustees of the Mickey and Janice Harlow Trust dated March 9, 2016 by Warranty deed from Pruett Investment Club, a Tennessee general partnership of record in Instrument No. 20201105-0129509 Register's Office for Davidson County, Tennessee, dated November 3, 2020 and recorded on November 5, 2020.

Being the same property conveyed to MJH Ventures, LLC, a Tennessee limited liability company by Quit-Claim deed from Mickey L. Harlow and Janice R. Harlow, trustees of the Mickey and Janice Harlow Trust dated March 9, 2016 of record in Instrument No. 20211021-0141308 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 21, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4411 Hunt Place, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of December, 2021.

MJH Ventures, LLC, a Tennessee Limited Liability Company

By: _____
Mickey L. Harlow, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mickey L. Harlow, Sole Member, 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 Sole Member of MJH Ventures, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of December, 2021.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12/22/2021 (date of document).

Affiant Signature

12/22/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of December, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025