Karen Johnson Davidson County
Batch# 782760 DEEDWARR
01/03/2022 10:55:29 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20220103-0000329

35438-9

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2021.

Notary Public

My commission expires: July 3, 2023

(AFFIX SEAL)

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc., 2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MHMD Investment Group, LLC	New Owner	**081-06-0-26100**
4301 Hillsboro Pk, Ste 100		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Henry Hill Jr., and wife,, and Mary E. Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MHMD Investment Group, LLC, a Tennessee limited liability company

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 Lot 3, as shown on the Map entitled Carolann Acres, of record in Plat Book 2083, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Henry Hill Dr. and wife, Mary E. Hill, by Warranty Deed dated 11/10/2006 from Tyree L. Moreland, of record in Instrument No. 20061115-0141612, in the Register's Office of Davidson County, Tennessee.

This instrument has been executed pursuant to Power of Attorney recorded in Instrument No. 20160104-00000074, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

The Plan of record in Plat Book 2083, Page 30, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

General or special taxes and assessments are a lien not yet due and payable for tax year 2022 and subsequent years. Taxes for 2021 have been paid and prorated between parties at closing.

This is improved property, known as **2004 26th Ave, Nashville, TN 37208**

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 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(s) this **30th** day of **December, 2021.**

Henry Hill Jr.

Mary E Hill, by Henry Hill, Jr.
as Attorney in Fact atty. in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Henry Hill Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **December, 2021.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Henry Hill, Jr.,** 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 Attorney-In-Fact for **Mary E. Hill,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Mary E. Hill,** for the purpose therein contained, by signing the name of **Mary E. Hilll,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **December, 2021.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24