Karen Johnson Davidson County
Batch# 794699 DEEDWARR
01/24/2022 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220124-0008779

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

EMILY MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 05-2023

Y-EXP-21-4202B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
M Squared, LLC	New Owner	
(NAME)	(NAME)	061-08-0-059.00
4414 Brush Hill Road	4414 Brush Hill Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACK D. HOLT, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **M SQUARED, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being part of Lot No. 3, Block No. 2 on the plan of A. J. McGaughey's Haysboro Subdivision, a plan of which is recorded in Book 547, Pages 15 and 16 R.O.D.C. Tenn.

Said part of said Lot No. 3 being described as follows: Beginning at a point in the West margin of Haysboro Drive, being the Northeast corner of Lot No. 2 in said plan: thence Westerly with the Northerly line of said Lot No. 2, 300 feet to the Easterly margin of a 40 foot road; thence Northerly with the Easterly margin of said 40 foot road, 15 feet to a point; thence Easterly and parallel with the Northerly line of Lot No. 2, 150 feet to a point; thence Northerly and parallel with the said 40 foot road, 85 feet to a point in the Southerly line of Lot No. 4, in said plan, thence Easterly with the Southerly line of Lot No. 4, 150 feet to the Westerly margin of Haysboro Drive; thence Southerly with the Westerly margin of Haysboro Drive, 100 feet to the beginning and being part of the same property conveyed to H.L. Ridge, by deed of record in Book 621, Page 489, R.O.D.C. Tenn.

Being the same property conveyed to James E. Holt by Warranty deed from Madsion Suburban Utility District of record in Book 7866, page 289, Register's Office for Davidson County, Tennessee, dated June 14, 1989 and recorded on June 16, 1989.

Being the same property conveyed to Jack D. Holt and James E. Holt, Joint Tenancy Right of Survivorship by Quitclaim deed from James E. Holt of record in Instrument No. 20130614-0060966 Register's Office for Davidson County, Tennessee, dated July 08, 2013 and recorded on June 14, 2013 and corrected by Deed of Correction of record in Instrument No. 202201240008778.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 15 and 16, Register's Office for Davidson County, Tennessee.
- Joint Driveway Easement of record in Book 6636, page 822 (erroneously referred to as Book 5636, page 822 in Warranty Deed to James E. Holt in Book 7866, page 289) in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4202 B Brush Hill Rd., Nashville, Tennessee 37216**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 13th DAY OF JANUARY, 2022.

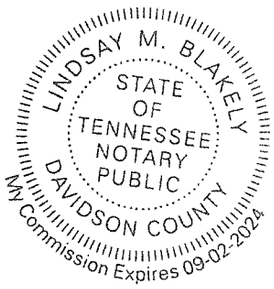
Jack D. Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK D. HOLT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Emily Manno, 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 1/14/22.

Date

Affiant Signature

1/14/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of January, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON