Karen Johnson Davidson County
Batch# 796514 DEEDWARR
01/28/2022 09:03:30 AM 4 pgs
Fees: $23.00 Taxes: $492.10
20220128-0010248

WARRANTY DEED

FROM:
THE 201 DUPONT AVE TRUST,
Grantor

TO:
MM FAMILY IRREVOCABLE TRUST,
Grantee

This instrument was prepared by:

Erika R. Barnes
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner:	**Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:**	**Map-Parcel Number:**
MM FAMILY IRREVOCABLE TRUST c/o FiftyForward Conservatorship Matters 174 Rains Ave Nashville, TN 37203	MM FAMILY IRREVOCABLE TRUST c/o FiftyForward Conservatorship Matters 174 Rains Ave Nashville, TN 37203	043-09-0-185.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Thirty-Three Thousand and 00/100 Dollars ($133,000.00).

Erika P. Barnes
Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of January, 2022.

Cynthia D. Beatty
Notary Public

My Commission Expires: 1/30/2024

CYNTHIA D. BEATTY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

FI318:214423:1505976:1

FOR AND IN CONSIDERATION OF the sum of One Hundred Thirty-Three Thousand Dollars and 00/100 DOLLARS ($133,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE 201 DUPONT AVE TRUST ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MM FAMILY IRREVOCABLE TRUST ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Cheatham County, State of Tennessee, more particularly described as follows ("Property"):

> Land in Davidson County, Tennessee, being Lot No. 12, Block "C", on the Plan of Woodlawn Estates, as of record in Plat Book 843, Page 82, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 12 fronts 50 feet on the north side of Dupont Avenue and runs back between parallel lines 169 feet to a dead line.
>
> Being the same property conveyed to The 201 Dupont Ave Trust by Warranty Deed from Michael McAlister of record as Instrument No. 20210614-0079523, dated June 9, 2021 and recorded June 14, 2021.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations; and (3) current year real estate taxes.
>
> The foregoing legal description is the same as contained in the source of title shown above.
>
> This is improved property known as: 201 Dupont Ave, Nashville, TN 37115

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted unless otherwise herein set out.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns forever.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters herein set out, to which this conveyance is expressly made subject.

Witness my hand this 30 day of December, 2021.

GRANTOR:

THE 201 DUPONT AVE TRUST

By: _____
Brandon Adams
Title: Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Erin Dias, a Notary Public of said County and State, personally appeared BRANDON ADAMS, 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 Trustee (or other officer authorized to execute the instrument) of THE 201 DUPONT AVE TRUST, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of THE 201 DUPONT AVE TRUST, by himself as Trustee.

Witness my hand and seal, at Office in Nashville, Tennessee, this 30 day of December, 2021.

Erin Dias
Notary Public

My Commission Expires: 8-7-24

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

FI318:214423:1505976:1

Tennessee Certification of Electronic Document

I, Erika R. Barnes, 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 January 19, 2022. (date of document).

Affiant Signature

January 19, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/30/2024

NOTARY'S SEAL

CYNTHIA D. BEATTY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires JAN. 30, 2024