WARRANTY DEED

Karen Johnson Davidson County
Batch# 800867 DEEDWARR
02/07/2022 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220207-0013628

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January, 2022

Notary Public

MY COMMISSION EXPIRES: 10.20.24

(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

MST 2021-2456

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coleen E. Nelson-Schafer	Monia Development, Inc.	
(NAME)	(NAME)	
3811 Cross Creek Road	2055 E. Centennial circle	142-15-0-001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Tempe, AZ 85284	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marla M. Richardson, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Coleen E. Nelson-Schafer,** unmarried, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section I, Harpeth Valley Park of record in Plat Book 3600, Page (s) 93 and 94, 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 Keith O. Sawyers, an unmarried man, and Mashanta G. Kendall, an unmarried woman by Warranty deed from Kamran Kami Mehr and Rachel Ballard Mehr, husband and wife of record in Instrument No. 20141106-0102594 Register's Office for Davidson County, Tennessee, dated November 04, 2014 and recorded on November 06, 2014.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Keith O. Sawyers and Mashanta G. Kendall of record in Instrument No. 20210818-0111933 Register's Office for Davidson County, Tennessee, dated August 18, 2021 and recorded on August 18, 2021.

Being the same property conveyed to Marla M. Richardson by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210820-0112865 Register's Office for Davidson County, Tennessee, dated August 18, 2021 and recorded on August 20, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 3600, Page 93 and 94, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3857, Page 858 and amended in Book 3866, Page 656, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 8626, Page 848, in the Register's Office for Davidson County, Tennessee.

This property, known as 654 Harpeth Bend Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 20th DAY OF January, 2022.

Marla M. Richardson

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal at office, this 20th day of January, 2022.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public (SEAL)
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 Jan. 20, 2022.

Affiant Signature _____

January 20, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of January 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4/24/2023

