WARRANTY DEED

Karen Johnson Davidson County
Batch# 805054 DEEDWARR
02/14/2022 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220214-0016907

File No. BC-21-1544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce McNeilage	New Owner	
(NAME) 2118 Willomat Dr.	(NAME) 2118 Willowmat Dr.	072-16-4S-002.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood TN 37027	
(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, I/we, **M Sqaured LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bruce McNeilage, a married man**, HEREINAFTER CALLED THE GRANTEE, 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 Unit B of Homes at 1501 Hatden Drive, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20201120-0136687, Register's Office for said County, and being shown on plan attached thereto as Exhibit "B", to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Heather Richardson, unmarried by Warranty deed from Jon David Barnett, unmarried and Susan T. Barnett, married of record in Instrument No. 201003120019073 Register's Office for Davidson County, Tennessee, dated March 05, 2010 and recorded on March 12, 2010.

Being the same property conveyed to Donald R. Barrett, Jr., Trustee by Quitclaim Deed from Heather Richardson of record in Instrument No. 20100324-0022029, Register's Office for Davidson County, Tennessee, dated March 05, 2010 and recorded on March 24, 2010 and within the same deed the said Donald R. Barrett, Jr., Trustee conveyed his interest in the subject property to Heather Richardson, unmarried and Erick Olmstead, unmarried, tenants in common with right of survivorship.

Being the same property conveyed to M Squared LLC, a Tennessee limited liability company by Warranty deed from Heather Olmstead fka Heather Richardson and Erick Olmstead, husband and wife of record in Instrument No. 20210315-0033821 Register's Office for Davidson County, Tennessee, dated March 11, 2021 and recorded on March 15, 2021. Being also known as 2203 Sheridan Road B Nashville, Tennessee 37206.

This is property more commonly known as 2203 Sheridan Road, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 31st day of January, 2022.

M Sqaured LLC, a Limited Liability Company

By: _____
Joshua Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Emily Manno of the state and county mentioned, personally appeared Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of M Sqaured LLC, the within named bargainor, a Limited Liability Company, and that such Joshua Hunter as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 31st day of January, 2022.

Emily Manno
Notary Signature

Printed Name: Emily Manno

My commission expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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 1/31/22.

Date

Emily Manno

Affiant Signature

1/31/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of January, 2022.

Leslie Garside

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