BOX 10-A

Karen Johnson Davidson County
Batch# 807046 DEEDWARR
02/17/2022 09:00:59 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20220217-0018364

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me this 15th day of February, 2022.

Notary Public
My Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215
2022-23

Address of New Owner:	Send Tax Bills to:	Tax Information:
MEB Holdings, LLC a Tennessee Limited Liability Company & OBA Enterprises, LLC, a Tennessee Limited Liability Company	MEB Holdings, LLC a Tennessee Limited Liability Company & OBA Enterprises, LLC, a Tennessee Limited Liability Company	
4404 Westlawn Drive	4404 Westlawn Drive	092-13-0-201.00
Nashville, TN, 37209	Nashville, TN 37209	

WARRANTY DEED

For and in 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

Matthew J. Sherman, a single man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MEB Holdings, LLC a Tennessee Limited Liability Company & OBA Enterprises, LLC, a Tennessee Limited Liability Company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, Block 25 on the Plan of Charlotte Park Company's Second Addition to Nashville, of record in Plat Book 57, Pages 160 and 161, 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 Matthew J. Sherman and wife Jillian C. Sherman, married by Warranty Deed from Anthony Zappula and wife Patricia Zappula, married of record in Instrument No. 20050726-0086573 Register's Office for Davidson County, Tennessee, dated July 12, 2005 and recorded on July 26, 2005.

Being the same property conveyed to Matthew J Sherman, unmarried by Quitclaim Deed from Jillian C. Sherman, unmarried of record in Instrument No. 20070522-0061203 Register's Office for Davidson County, Tennessee, dated October 21, 2005 and recorded on May 22, 2007.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3903 Elkins Avenue, Nashville, TN 37209.**

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 our hands this 15th day of February, 2022.

Matthew J. Sherman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew J. Sherman, 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 Nashville, Tennessee, this 15th day of February, 2022.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

