Karen Johnson Davidson County
Batch# 812739 DEEDWARR
03/01/2022 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20220301-0022771

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2022

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

MST 2022-0125 (Seller)

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
Rachel Fox and Adam Lanthan	Movement Mortgage LLC	081-07-0-473.00
(NAME) 1911 10th Ave N	(NAME) 8024 Calvin Hall Road	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Indian Land, SC 29707	
(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, **MBO11 Holdings, GP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Fox and Adam Lathan, Wife and Husband,** 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:

Land in Davidson County, Tennessee, being the Southerly 28 feet of Lot No. 6 on the Map of the Subdivision of Lot No. 2 of the Thomas Woodard Property, of record in Plan Book 2, page 104, of the Chancery Court at Nashville, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to H and B Development Partners by Quitclaim deed from Legacy11, LLC, a Tennessee Limited Liability Company and Foundation Development Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150428-0037834 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 28, 2015 AND Being the same property conveyed to MBO11 Holdings, GP by Quitclaim deed from H and B Development Partners, GP of record in Instrument No. 20201210-0145030 Register's Office for Davidson County, Tennessee, dated December 01, 2020 and recorded on December 10, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 2, Page 104, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Public Right of Way of record in Instrument Number 20210301-0025884, in the Register's Office for Davidson County, Tennessee.

This property, known as 1911 10th Ave N, Nashville, TN 37208
(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 15 DAY OF Feb., 2022.

MBO11 Holdings, GP

By: _____ **(signature)**

Jason Tidwell, Its: Partner

By: _____ **(signature)**

Rodney VanWagoner, Its: Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Tidwell and Rodney VanWagoner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be all the Partners of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of Feb, 2022

_____
Notary Public

My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/17/2022 ____ (date of document).

Affiant Signature

02/17/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17 day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025