Karen Johnson Davidson County
Batch# 820085 DEEDWARR
03/11/2022 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220311-0028352

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-774

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of March, 2022

Notary Public

Commission Expires: May 9, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Myles Avery Harris 1428 Tempany Court Nashville, TN 37207	New Owner	050-04-0-041.00

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, I/WE,

MJA Duplex LLC, a Tennessee limited liability company Inc.,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Myles Avery Harris, a single man

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 Lot No. 119 on the Plan of Bellshire Terrace, Section Two of record in Plat Book 6250, Page 673 and 674, 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 MJA Duplex LLC, a Tennessee Limited Liability Company by Warranty deed from Michael T. Belinski and Nancy L. Belinski, husband and wife of record in Instrument No. 20200601-0056272 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on June 01, 2020.

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; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1428 Tempany Court, Nashville, TN 37207

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 so 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.

Dated this the 1st day of March, 2022.

MJA Duplex LLC, a Tennessee limited liability company Inc., a Tennessee Corporation

By: M Fink. Sole Member
Molly Fink, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kaylie Payne of the state and county mentioned, personally appeared Molly Fink, 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 Sole Member of MJA Duplex LLC, a Tennessee limited liability company, the within named bargainor, a Corporation, and that such Molly Fink as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Sole Member.

Witness my hand and seal, at office in Brentwood, TN, this 1st day of March, 2022.

Kaylie Payne
Notary Signature

Printed Name: Kaylie Payne

My commission expires:_____



Certificate of Authenticity

I, **Doné Oglesby**, 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 **March 1, 2022**.

Date

Affiant Signature

03/03/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **3rd** day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY