Karen Johnson Davidson County
Batch# 820390 DEEDWARR
03/11/2022 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220311-0028744

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $300,000.00

Affiant Signature

Subscribed and sworn to before me on this the 28th Day of February, 2022.

Notary Public
My Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
MPES2, LLC
39 Halsey Drive
Greenwich, CT 06870
SEND TAX BILLS TO:
MPES2, LLC
39 Halsey Drive
Greenwich, CT 06870
MAP AND PARCEL NUMBER: Tax ID #: 08610006500

WARRANTY DEED
22NT00178

Effective the 28th Day of February, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Treehouse Properties, LLC

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

MPES2, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Chapelwood, Section 2, of record in Book 5200, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed to Treehouse Properties, LLC by Warranty Deed from William W. Hayes, unmarried dated 05/30/2014 recorded 05/03/2014 in Book NA, Page NA, as Document Number 20140603-0047638, Register's Office for Davidson County, Tennessee.

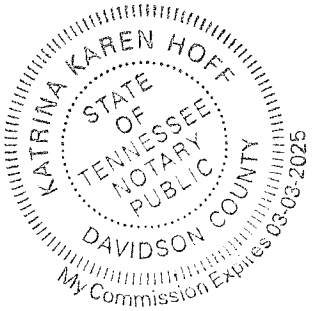
This is an improved property commonly known as: 4120-4122 Hunting Dr, Hermitage, TN 37076

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 28 day of February, 2022.

Treehouse Properties, LLC

By: ERNEST T. FELTS, JR
Its: SECRETARY



State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ernest T. Felts Sr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Secretary of **Treehouse Properties, LLC** and that they, as such Secretary, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 28 day of February, 2022.

Notary Public
My Commission expires: 03 03 2025

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 2-28-22, (date of document).

Affiant Signature

3-4-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NOTARY'S SEAL