Karen Johnson Davidson County
Batch# 822796 DEEDWARR
03/16/2022 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220316-0030293

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06/25/2025

File No. EM-21-1783

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
Peter Jason Stegemeyer and Christina Arceri	New Owner	
(NAME)	(NAME)	
1309 Greenland Avenue	1309 Greenland Ave	061-16-0D-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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 Squared LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Jason Stegemeyer and Christina Arceri, Husand and Wife**, 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, Homes at 1310 Cardinal Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1310 Cardinal Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20210205-0016988, 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 a portion of the same property conveyed to Elizabeth Scharf, a single woman by Warranty deed from Brandon C. Fowler, Unmarried and Gary D. Fowler and Karen K. Fowler, husband and wife of record in Instrument No. 20140825-0077304 Register's Office for Davidson County, Tennessee, dated August 22, 2014 and recorded on August 25, 2014.

Being a portion of the same property conveyed to Kiel G. Hunter by Warranty deed from Elizabeth Scharf, a single woman of record in Instrument No. 20201106-0130455 Register's Office for Davidson County, Tennessee, dated October 26, 2020 and recorded on November 6, 2020.

Being the same property conveyed to M Squared, LLC, a Tennessee Limited Liability Company by Warranty deed from Kiel G. Hunter, married of record in Instrument No. 20210330-0041944 Register's Office for Davidson County, Tennessee, dated March 25, 2021 and recorded on March 30, 2021.

This is property more commonly known as 1309 Greenland Avenue, Nashville, TN 37216.

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 24th day of February, 2022.

M Squared LLC, a Tennessee Limited Liability Company

By: _____
Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Emily Manno of the state and county mentioned, personally appeared Joshua L. 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 Squared LLC, the within named bargainor, a Limited Liability Company, and that such Joshua L. 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, TN, this 24th day of February, 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 2/24/22.

Date

Affiant Signature

2/24/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of February, 2022.

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