Karen Johnson Davidson County
Batch# 824572 DEEDWARR
03/18/2022 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220318-0031506

Name and Address of New Owner:
Ty Michael Bohls and Daniel Andrew DeLeo
1720 Nubell Street
Nashville, TN 37208

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081022V00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mc2 Development, LLC, a limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ty Michael Bohls, a single man and Daniel Andrew DeLeo, a married man, as joint tenants with right of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING Unit B on the Horizontal Property Regime with Private Elements, entitled "1720 Nubell Street Townhomes" of record in Instrument No. 202101120005571, in the Register of Deeds Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Mc2 Development, LLC, a limited liability company, by Warranty Deed from Georgia M. Holland, a married person, as their sole and separate property, recorded on January 12, 2021, of record in Instrument No. 20210112-0005571, Register's Office for Davidson County, TN.

Being a portion of the same property conveyed to Georgia M. Holland by Quitclaim Deed from Valencia Beal Cain and Betty S. Rutherford, Co-Administrators of the Estate of Ella Cain, recorded on April 12, 2013, of record in Instrument No. 20130412-0036657, Register's Office for Davidson County, TN.

This is improved property known as 1720 Nubell St., Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of March, 2022.

Mc2 Development, LLC

By: _____
Sylvia McCormick, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Sylvia McCormick, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Member of Mc2 Development, LLC, the within named bargainor, and she as such Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Mc2 Development, LLC, by herself as Member.

Witness my hand, at office, this 9th day of March, 2022.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Sworn to and subscribed before me this 9th day of March, 2022.

_____
Notary Signature
My commission expires:

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 9, 22.

Hadley Roper
Affiant Signature

03/9/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 03/9/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal