Karen Johnson Davidson County
Batch# 827597 DEEDWARR
03/24/2022 10:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,578.05
20220324-0033965

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-52

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stefan Konrad Balcer and Melissa Renee Gossen	Same as Owner	058 00 0 069.00
(NAME)	(NAME)	
4747 Drakes Branch Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **M&H Enterprises LLC, a Tennessee Limited Liability Company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Stefan Konrad Balcer, a single man and Melissa Renee Gossen, a single woman** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein as (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law, and (7) all other matters of public record.

This is improved property located at 4747 Drakes Branch Road, Nashville, TN 37218.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with

Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 16th day of March, 2022.

GRANTOR:

M&H Enterprises LLC, a Tennessee Limited Liability Company

By: _____
Jeffery Mason

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared M&H Enterprises, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 14 day of March, 2022.

_____
Notary Public

My Commission Expires: 5/2/2022

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land located in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee; being part of Lot No. 3 of the map of the J H Drake Land, as of record in Plat Book 974, Page 34, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, May 9, 1947, as follows:

Beginning in the center of Drakes Branch Road at the corner of Lot Nos. 2 and 3; thence with the center of said Road, North 15 degrees 17 minutes West 258.5 feet; thence North 42 degrees 39 minutes West 128 feet to the Southeast corner of the property conveyed to Pauline W. Bryant by deed from Robert H. Cherry and wife, of record in Book 1488, Page 281, said Register's Office, thence with a fence and Bryant's Southerly line, South 79 degrees 49 minutes West 219.3 feet to Bryant's Easterly line; thence with said line and a fence, South 1 degree 53 minutes West 287 feet to the line between Lot Nos. 2 and 3; thence with the line between said two lots and a fence, South 87 degrees 19 minutes East 380.6 feet to the beginning, containing 2.3 acres more or less.

Being the same property conveyed to M & H Enterprise, LLC, by Warranty Deed from L & C Rental, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20210818-0111838, in the Register's Office of Davidson County, Tennessee, Dated February 03, 2021 and recorded on August 18, 2021.

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 16, 2022.

Signature
Date: March 16, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 16th day of March, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD