Karen Johnson Davidson County
Batch# 830257 DEEDWARR
03/29/2022 09:28:58 AM 2 pgs
Fees: $13.00 Taxes: $2,556.70
20220329-0035938

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $691,000.00

Affiant

Subscribed and sworn to before me this 28th day of March, 2022.

Notary Public

My commission expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Rowland and Hannah Rowland 1534B Straightway Ave Nashville, TN 37206	New Owner	072-14-4U-002-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **MIR Properties LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Stephen Rowland and Hannah Rowland, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit B, Straightway Homes, as shown in the Declaration of Covenants, Conditions, and Restrictions of Straightway Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210429-0057696, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to MIR Properties, LLC, a Tennessee Limited Liability Company by deed from Eunice J. Hyde, single, of record in Instrument No. 20210429-0057695, Register's Office for Davidson County, Tennessee, and dated April 28, 2021.

This conveyance is made subject to the following:

1. Subject to the Master Deed, recorded as Instrument #20210429-0057696 in the official records of the Davidson County Register of Deeds.

2. All matters appearing on the plan of Straightway Homes of record in Instrument No. 20210429-0057696 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20210429-0057696 in the official records of the Davidson County Register of Deeds.

4. By-Laws of record in 20210429-0057696 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

This property is improved property known as 1534B Straightway Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 28th day of March, 2022.

MIR Properties LLC, a Tennessee Limited Liability Company

By: _____
Derrick G. Sandoval, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ of the state and county mentioned, personally appeared Derrick G. Sandoval, 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 Managing Member of MIR Properties LLC, the within named bargainor, a Limited Liability Company, and that such Derrick G. Sandoval as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Franklin TN, this 28th day of March, 2022.

_____
Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY