Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $699,900.00

Affiant

Subscribed and sworn to before me, this 11th day of March, 2022.

Notary Public
My commission expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Karen Johnson Davidson County
Batch# 830559 DEEDWARR
03/29/2022 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20220329-0036198

Address of New Owner:	Send Tax Bills to:	Tax Information
Emily Gadsden 1906A Hutton Dr Nashville, TN 37210	NEW OWNER 1906A HUTTON DR. NASHVILLE TN 37210	106-09-0E-001.00

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, **The MC2 Group, Inc.,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Emily Gadsden and Jason Broyles,** 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:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 1906 Hutton Drive Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1906 Hutton Drive Townhomes, a Horizontal Property Regime of record in Instrument Number 20210503-0058995, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Suzanne L. Pearl, an unmarried person, by Warranty Deed from Michael Clint Jones, un unmarried person, dated September 16, 2002 of record as Instrument No. 20021008-0122873, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Suzanne Rupe and Steven Rupe, wife and husband, by Quitclaim Deed from Suzanne L. Pearl, known now as Suzanne Rupe, married to Steven Rupe, dated December 18, 2012 of record as Instrument No. 20130304-0021465, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Suzanne Luck Pearl Rupe by Quitclaim Deed from Steven Eugene Rupe dated October 9, 2018 of record as Instrument No. 20181022-0104432, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to The MC2 Group, LLC by Warranty Deed from Suzanne Luck Pearl Rupe dated April 26, 2021 of record as Instrument No. 20210503-0058975, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1906A Hutton Dr, Nashville, TN 37210

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.

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 hand this the 11th day of March, 2022.

The MC2 Group, Inc.

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trey Cain, Authorized representative of **The MC2 Group, Inc.,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Authorized representative.

Witness my hand and official seal at Franklin, Tennessee, this the 11th day of March, 2022.

_____
Notary Public

My Commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2022017307

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEVINE, 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 11, 2022.

Date

Affiant Signature

March 22, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of March, 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