Karen Johnson Davidson County
Batch# 834402 DEEDWARR
04/05/2022 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220405-0038965

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 $435,000.00

Affiant

Subscribed and sworn to before me this 18th **day of March, 2022.**

Notary Public
My commission expires: 1-28-24

Dana Thomas
State of Tennessee Notary Public
Maury County

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Edward Spencer Reece	First National Bank of Pennsylvania	072-14-4U-001-00
1534 A Straightway Avenue	4140 East State Street	
Nashville, TN 37206	Hermitage, PA 16148	

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 **Edward Spencer Reece, an unmarried man** 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 A, of Straightway Homes, as shown on Exhibit B of 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. All matters appearing on the plan of Straightway Homes of record in Instrument No. 20210429-0057696 Register's Office for Davidson County, Tennessee.

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

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 1534 A 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 18th day of March, 2022.

MIR Properties, LLC, a Tennessee Limited Liability Company

By: Derrick G. Sandoval

Derrick G. Sandoval, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Emily Hobby 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 18th day of March, 2022.

Emily Hobby

Notary Signature

My commission expires: 3/18/22

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

202204050038965

I, Dana Thomas, 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 this 18th day of March, 2022

Dated 3/21/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 21st day of March, 2022

My commission expires: 3/1/25

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL