Karen Johnson Davidson County
Batch# 835979 DEEDWARR
04/07/2022 10:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20220407-0040359

Name and Address of New Owner and
Send Tax Bills To:
MPES2, LLC
39 Halsey Drive
Greenwich, CT 06870

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road, #204
Ashland City, TN 37015

Map & Parcel No: 074-04-0-107.00

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, **Brandon Markley, a married man.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MPES2, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Revised Plan of Lots 130, 131, 132, 141, 142, 144, Reserved Parcel "C" and a Tract Marked "Hermitage Swimming Club Inc", as shown on the Plan of Hermitage Hills, Section Twelve, of record in Plat Book 5210, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brandon Markley, a married man, by Warranty Deed from Michael W. Davenport, married, of record in Instrument No. 20170306-0021639 Register's Office for Davidson County, Tennessee, dated March 03, 2017 and recorded on March 06, 2017.

Being also known as 701 Linden Green Drive, Nashville, Tennessee 37076.

NOTE: This property has never served as the primary marital residence for Grantor herein.

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 he 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 25th day of March, 2022.

Brandon Markley

STATE OF Tennessee
COUNTY OF Davidson

On this 25th day of March, 2022, before me personally appeared Brandon Markley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand this 25th day of March, 2022.

Notary Signature
My commission expires: 5/7/2024

JOHN DAVID CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Cheatham

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 $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 25 day of March, 2022.

Notary Public
My commission expires:_____

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 05-21-2025

Tennessee Certification of Electronic Document

I, Misty M. Newcomb, 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 25, 2022 (date of document).

Affiant Signature

3/31/2022
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 31 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

DAKOTA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
My Comm. Expires Sep 08, 2025