WARRANTY DEED

Karen Johnson Davidson County
Batch# 848106 DEEDWARR
04/29/2022 10:30:29 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20220429-0049835

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MARIA C MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

MST 2022-0431

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Momo Real Estate Investment Inc.	Same as new owner	105-05-0-406.00
(NAME)	(NAME)	
1345 Bell Rd. Unit 437		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JMW Capital LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Momo Real Estate Investment Inc., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land In Davidson County, Tennessee, being Lot No. 19. on the A. V. Jones Subdivision, of the Jones and Dudley Subdivision, as of record in Book 57, Page 147. Register's Office, Davidson County, Tennessee

Said Lot No. 19 fronts 50.0 feet on the Northerly side of Wade Street, formerly Wallace Avenue, and runs back 150 feet between parallel lines to an alley. measuring 50.0 feet thereon.

Being the same property conveyed to James A. Richardson and wife, Ruth P. Richardson by Warranty deed from Barbara Story, a female sole of record in Book 3897, page 940, Register's Office for Davidson County, Tennessee, dated June 02, 1965 and recorded on June 03, 1965. (Value or consideration shown in aforementioned deed $N.A.)

Being the same property conveyed to Z 1 LLC, a Tennessee limited liability company by Warranty deed from James Robert Story, unmarried, Dana Fields, unmarried and Dana Fields Executor of the Estate of Barbara Jean Story of record in Instrument No. 20210302-0026434 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 02, 2021. (Value of consideration shown in aforementioned deed $300,000.00.)

Being the same property conveyed to Music City Financial LLC, a Texas limited liability company by Warranty deed from Z 1 LLC, a Tennessee limited liability company of record in Instrument No. 20210429-0057901 Register's Office for Davidson County, Tennessee, dated April 21, 2021 and recorded on April 29, 2021. (Value of consideration shown in aforementioned deed $425,000.00.)

Being the same property conveyed to JMW Capital LLC, a Tennessee limited liability company by Warranty deed from Music City Financial LLC, a Texas limited liability company of record in Instrument No. 20210429-0057902 Register's Office for Davidson County, Tennessee, dated April 21, 2021 and recorded on April 29, 2021. (Value of consideration shown in aforementioned deed $434,900.00.)

Being also known as 1024 Wade Avenue Nashville, Tennessee 37203.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2021, a lien due and payable, and now delinquent. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.

This property, known as 1024 Wade Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 27 DAY OF April, 2022.

JMW Capital, LLC, a Tennessee limited liability company

BY: _____

Matthew K. Wilkes, Member

Amelia Swanson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew K. Wilkes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 27 day of April, 2022.

_____
Notary Public

My commission expires: 4/24/23