BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 850275 DEEDWARR
05/04/2022 11:13:11 AM 2 pgs
Fees: $13.00 Taxes: $575.35

20220504-0051610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

JOSEPH WRITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4310 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MM REI Holdings, LLC	Same as New Owner	
(NAME) PO BOX 111871	(NAME)	052-02-0-172.00
(ADDRESS) Nashville, TN 37222-1871	(ADDRESS)	
(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, **DARSHAN LALA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MM REI HOLDINGS, LLC**, 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:

Being Lot Number 45 on the Plan of Rainbow Terrace, Block A, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, Said Lot Number 45 fronts 75.1 feet on the Southerly margin of Blackstone Avenue and extends back 190 feet on the Easterly and Westerly line to a broken line in the rear measuring 171.5 feet thereon.

Being the same property conveyed to Nancy Aviles, married by Cash Deed from The Secretory of Housing and Urban Development, of Washington, D. C., of record in Instrument No. 20121220-0117468 Register's Office for Davidson County, Tennessee, dated December 20, 2012 and recorded on December 20, 2012.

Amended Final Order of Forfeiture recorded on June 11, 2018 in Instrument No. 20180611-0055790.

Being a portion of the same property conveyed to Darshan Lala by Internal Revenue Service Deed from Internal Revenue Service of record in Instrument No. 20191031-0112115 Register's Office for Davidson County, Tennessee, dated October 9, 2019 and recorded on October 31, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 604 Blackstone Ave, Madison, TN 37115
(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 hand this 2nd day of May, 2022

DARSHAN LALA

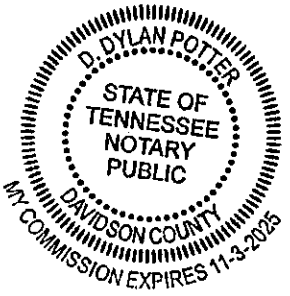
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darshan Lala, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of May, 2022.

Commission expires:



Notary Public