Karen Johnson Davidson County
Batch# 854184 DEEDWARR
05/12/2022 11:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220512-0054701

Name and Address of New Owner:
Jose Makalintal and Katherine Ebrada
1167 Nashboro Boulevard
Nashville, TN 37217

Send Tax Bills To:
Keller Mortgage
4425 Lakehurst Ct. Ste 400
Dublin, OH 43016

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

Map & Parcel No: 135-12-0D-167.00-CO

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, **MPES2, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Katherine Ebrada, an unmarried woman, and Jose Makalintal, an unmarried man, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 167 of the Fairway Villa Townhomes, as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restated those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such units.

Being the same property conveyed to MPES2, LLC, a Tennessee Limited Liability Company by Warranty deed from Ingabee Rose Redus, an unmarried woman of record in Instrument No. 20210506-0061024 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 06, 2021.

Being also known as 1167 Nashboro Boulevard 167 Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it 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 April, 2022.

Notary Public

MPES2, LLC, a Tennessee Limited Liability Company

By: W. Russell Bennett
W. Russell Bennett, Sole Member

DANIELLE REATEGUI NOTARY PUBLIC CONNECTICUT My Commission Expires On 02/28/2027

DANIELLE REATEGUI
Notary Public, Connecticut
My Commission Expires Feb. 28, 2027

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

On this the 25th day of April, 2022, before me, a Notary Public for said County and State, personally appeared W. Russell Bennett, who acknowledged himself to be the Sole Member of MPES2, LLC, a Tennessee Limited Liability Company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Sole Member.

Subscribed and sworn before me this 25th day of April, 2022.

Notary Public
My Commission Expires: Feb. 28th, 2027

DANIELLE REATEGUI
Notary Public, Connecticut
My Commission Expires Feb. 28, 2027

DANIELLE REATEGUI NOTARY PUBLIC CONNECTICUT
My Commission Expires On 02/28/2027

AFFIDAVIT OF VALUE

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 $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Wilson

Subscribed and sworn before me this 27 day of April, 2022.

Notary Public
My Commission Expires: 3-7-26

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Joshua A. Terry, 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 4/25/22.

Affiant Signature

5/4/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/4/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON