Karen Johnson Davidson County
Batch# 857141 DEEDWARR
05/17/2022 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220517-0056777

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
Davidson County
My Commission Expires 04-27-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connor Stanley and Lauren Denison	Connor Stanley and Lauren Denison	
(NAME) 2706 Buchanan St.	(NAME) 2706 Buchanan Street	081 06 0 172.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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, **MHMD INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNOR STANLEY AND LAUREN DENISON**, 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. 2, Cumberland Gardens, as shown on plat of record in Plat Book 2900, Page 3 and 4, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to MHMD Investment Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Thelma D. Haddock, married, of record in Instrument No. 20200930-0112880, in the Register's Office of Davidson County, Tennessee, dated September 25, 2020 and recorded on September 30, 2020.

Being the same property conveyed to Thelma D. Haddock, married, by Warranty Deed from Yutien Wang, of record in Instrument No. 20200929-0111848, in the Register's Office of Davidson County, Tennessee, dated September 25, 2020 and recorded on September 29, 2020.

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.

This was not the marital residence for the Grantor.

unimproved
This is improved x property, known as 2706 Buchanan St., Nashville, TN 37208
(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 6th day of May, 2022

MHMD INVESTMENT GROUP, LLC

BY: _____

MICHAEL HADDOCK, MANAGER

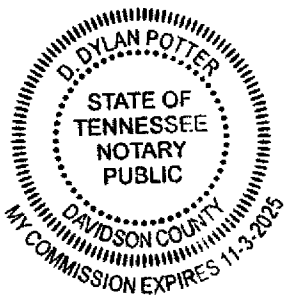
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael Haddock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Manager of MHMD Investment Group, LLC the within named bargainor, a limited liability company and that he as such a Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal this 6th day of May, 2022.

Commission expires:



_____

Notary Public

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5-06-2022 (date of document).

Affiant Signature

05-06-2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

