Karen Johnson Davidson County
Batch# 859169 DEEDWARR
05/19/2022 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20220519-0058214

**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $270,000.00

Affiant Signature

Subscribed and sworn to before me on this the 13th Day of May 2022.

Notary Public
My Commission expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

**NAME AND ADDRESS OF PROPERTY OWNER:**
**MPES2, LLC**
5810 Shelby Oaks Dr #B
Memphis, TN 38134

**SEND TAX BILLS TO:**
**MPES2, LLC**
New Owner

**MAP AND PARCEL NUMBER: Tax ID #:** 07404007500

## WARRANTY DEED
**22NT00733**

Effective the 9 Day of MAY, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**James R. Wade, Jr. and wife, Kathryn M. Wade**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**MPES2, LLC**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

**Land in Davidson County, Tennessee being Lot No. 60 on the Plat of Hermitage Hills, Section 12, of record in Plat Book 4675, page 113, as revised in Book 4675, page 125, Register's Office for said County.**

**Said Lot No. 60 fronts 77.0 feet on the Northeasterly margin of Hermitage Ridge and extends back 162.34 feet on the Northeasterly line and 145.18 feet on the Southeasterly line, to a line on the rear on which it measures 89.6 feet.**

**Being the same property as conveyed to James R. Wade, Jr. and wife, Kathryn M. Wade by Warranty Deed from Ronnie L. Davis and wife, Wanda K. Davis dated 04/27/1990 recorded 05/02/1990 in Book 8100, Page 563, as Document Number 23314, Register's Office for Davidson County, TN.**

**This is an improved property commonly known as: 908 Hermitage Rdg, Hermitage, TN 37076-1023**

**THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.**

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 9th day of May, 2022.

**James R. Wade, Jr.**

**Kathryn M. Wade**

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James R. Wade, Jr. and Kathryn M. Wade,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2022.

Notary Public
My Commission expires: 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 5/9/2022, (date of document).

Affiant Signature

5/13/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of May, 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON