THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440632**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Affiant Subscribed and sworn to before me, this 24th day of May, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 862243 DEEDWARR
05/25/2022 10:17:29 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20220525-0060562

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MOBA, LLC 110 Ruland Circle Hendersonville, TN 37075	110 Ruland Circle Hendersonville, TN 37075	Tax Parcel ID No. 072 06 0 250.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Van Camp, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MOBA, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being the easterly 10 feet to Lot 34 and the westerly 40 feet of Lot No. 35 on the Map of Kenmore Place as of record in Plat Book 332, Page 32, Register's Office for Davidson County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brian Van Camp, by Quitclaim Deed from A New Life Counseling Center, Inc., of record in Book 10890, Page 794, as Re-Recorded in Book 10899, Page 722, in the Register's Office of Davidson County, Tennessee, dated January 24, 1997 and recorded on April 20, 1998.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kenmore Place, as recorded in Plat Book 332, Page(s) 32 & 33.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4275, Page 366.

This is improved property located at 1117 McGavock Pike Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2022.

Brian Van Camp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Van Camp, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2022.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024