Karen Johnson Davidson County
Batch# 869613 DEEDWARR
06/10/2022 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $6,308.50
20220610-0066472

Warranty Deed

SELENA JELIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,705,000.00 Affiant Subscribed and sworn to before me, this the 3rd day of June, 2022. Notary Public My commission expires: 05-09-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephen W. Morrell Jennifer F. Morrell	New Owner	132-09-0V-001.00-CO
4406 A Lealand Lane		
Nashville TN, 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MJH VENTURES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN W. MORRELL AND JENNIFER F. MORRELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 4406A on the Plan of Homes at 4406 Lealand Lane, a Horizontal Property Regime with Private Elementsas shown on Exhibit "A" of record inInstrument No. 20210104-0000583, in the Register's Office for Davidson County,Tennessee,to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Linda Graves Sutherland by Warranty deed from Josephine G. Kitchin, Annie M. Kitchin and Pauline Kitchin Carter of record in Book 7144, page 414, Register's Office for Davidson County, Tennessee, dated February 09, 1987 and recorded on February 23, 1987.

Being a portion of the same property conveyed to Linda Graves Sutherland by Quitclaim deed from Kirkman Sutherland and Sammie Linda Graves Sutherland of record in Book 7957, page 185, Register's Office for Davidson County, Tennessee, dated December 14, 1988 and recorded on December 09, 1989.

Being a portion of the same property conveyed to Mickey L. Harlow and Janice R. Harlow, Trustees of The Mickey and Janice Harlow Trust dated March 09, 2016 by Warranty deed from Linda Graves Sutherland, unmarried of record in Instrument No. 20200713-0076462 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 13, 2020.

Being a portion of the same property conveyed to MJH Ventures, LLC, a Tennessee limited liability company by Quit Claim deed from Mickey L. Harlow and Janice R. Harlow, Trustees of The Mickey and Janice Harlow Trust dated March 09, 2016 of record in Instrument No. 20211021-0141308 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 21, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4406 A Lealand Lane, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of June, 2022.

MJH Ventures LLC, a Tennessee Limited Liability Company

By: _____
J. Brandon Miller, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named J. Brandon Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signatory of MJH Ventures LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of June, 2022.

_____
Notary Public

My Commission Expires: 05-09-2026

SELENA JELIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 June 3, 2022.

Date

Affiant Signature

6/3/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of June, 2022.

Allisyn G. Pinkston

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

