Karen Johnson Davidson County
Batch# 873906 DEEDWARR
06/17/2022 03:44:30 PM 2 pgs
Fees: $13.00 Taxes: $129.50
20220617-0069974

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-14077NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
PillarStone Development LLC, a Tennessee limited liability company	PillarStone Development LLC	02614001800
(NAME)	(NAME)	
8115 Isabella Lane, Ste 9	8115 Isabella Lane, Ste 9	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Thirty-Five Thousand And No/100 Dollars ($35,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MP HOME SOLUTIONS PRO, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PILLARSTONE DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in the Tenth Civil District of Nashville, Davidson County, Tennessee, and the Northerly part of Lot No. 24 of Terra View Subdivision, as of record in Book 1424, Page 4, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Easterly margin of Wade Circle; thence North 10 Degrees 55 minutes 33 seconds East 32.3 feet to a point, the beginning of a curve to the right; thence with said curve having a central angle of 83 degrees 30 minutes radius of 20.00 feet, a distance of 29.1 feet to a point; thence South 85 degrees 34 minutes 27 seconds East 182.3 feet to a point; thence, South 11 degrees 55 minutes 33 seconds West 50.6 feet to a point; thence North 85 degrees 34 minutes 27 seconds West 200.00 feet to the point of beginning, containing 0.23 acre, more or less.

Being the same property conveyed to MP Home Solutions Pro, Inc., a Tennessee Corporation by Deed dated September 17, 2019 from Joyce Smith Butterworth, married, of record in Instrument Number 20190923-0096602, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 632 Wade Circle, Goodlettsville, TN 37072
(House No.) (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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands this 9 day of June 2022.

MP Home Solutions Pro, Inc., a Tennessee Corporation

BY: Patricia Eboko Grimes
Patricia Eboko Grimes
President

STATE OF TENNESSEE

COUNTY OF Williamson

On this 9 day of June, 2022, before me, appeared Patricia Eboko Grimes, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of MP Home Solutions Pro, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Patricia Eboko Grimes, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 6/9/2022 (date of document).

Affiant Signature
Date 6/9/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 9 day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY