Karen Johnson Davidson County
Batch# 877061 DEEDWARR
06/24/2022 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220624-0072227

WARRANTY DEED File No. DD-22-2702	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ CHEATHAM THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2022 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 05-21-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MPES2, LLC	New Owner	
(NAME) 39 Halsey Drive	(NAME)	059-12-0-023.00
(ADDRESS) Greenwich, CT 06870	(ADDRESS)	
(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, I/we, **TN Regional Holding, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MPES2, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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. 50 on the Plan of Section Two, Highland Trace Subdivision of record in Plat Book 5200, Page 616, 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 the same property conveyed to Tennessee Regional Holding, LLC, a Tennessee limited liability company by Warranty deed from Doina Gherghescu , unmarried of record in Instrument No. 20140218-0013906 Register's Office for Davidson County, Tennessee, dated January 30, 2014 and recorded on February 18, 2014.)

This is property more commonly known as 2536-38 Highland Trace Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 17th day of June, 2022.

TN Regional Holding, LLC, a Tennessee Limited Liability Company

By: _____
Leslie Garside Hayes, Authorized Agent

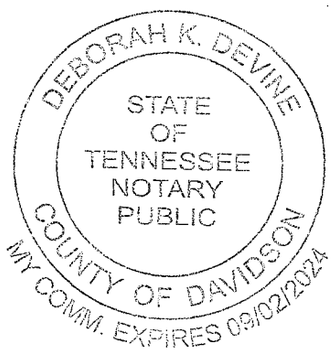
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Leslie Garside Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of TN Regional Holding, LLC, the within named bargainor, a Limited Liability Company, and that such Leslie Garside Hayes as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Franklin, Tennessee, this 17th day of June, 2022.

_____
Notary Signature

My commission expires:_____



Tennessee Certification of Electronic Document

I, Misty M. Newcomb, 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 6/17/22 (date of document).

Affiant Signature

6/17/22
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 17th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 09/17/2023

NOTARY'S SEAL
BETTY JO HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM