Karen Johnson Davidson County
Batch# 878863 DEEDWARR
06/27/2022 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,637.92
20220627-0073455

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220540925

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $712,950.00.

Affiant

Subscribed and sworn to before me, this 21st day of June, 2022.

Carmen Coats

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniella Francesca Wheeler 2012 Owens Street Unit B Nashville TN 37208	LEGACY HOME LOANS 1036 STEARMAN DR WHITE HOUSE, TN 37188	Tax Parcel ID No. 081-07-1V-002.00CO

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, **MBO11 Holdings GP** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniella Francesca Wheeler, an unmarried woman and Anna Terra, an unmarried woman, as joint tenants with rights of survivorship** , ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B as shown on plat in the Horizontal Property Regime for Homes at 2012 Owens St Commons, a Horizontal Property Regime with private elements (a Planned Unit Development) as established in the Declaration of record in Instrument No. 20210114-0006736, 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 MBO11 Holdings GP by Quitclaim deed from H & B Development Partners of record in Instrument No. 20210114-0006735 Register's Office for Davidson County, Tennessee, dated January 12, 2021 and recorded on January 14, 2021.

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 for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1, Page 84, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210114-0006736, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

This is improved property located at 2012 Owens Street Unit B Nashville TN 37208

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 21st day of June, 2022.

MBO11 Holdings GP

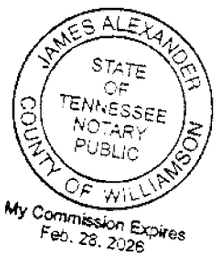
BY: _____
Jason Tidwell, General Partner

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Jason Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of MBO11 Holdings GP, a Tennessee General Partnership, the within named bargainor, and that he as such General Partner has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid General Partner.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21st day of June, 2022.

_____
Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 23, 2022 (date of document).

Affiant Signature

June 23, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL