Karen Johnson Davidson County
Batch# 886534 DEEDWARR
07/08/2022 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20220708-0079101

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:
07-09-2024 (AFFIX SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MPES2, L.L.C., a Tennessee limited liability company	Russell Benatti	43-13
304 Elm Street (ADDRESS)	39 Halsey Drive (ADDRESS)	370.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Old Greenwich, CT 06870 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Music City Financial LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MPES2, L.L.C., a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, that 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. 30 and part of Lot No. 31 of Block "I" on the Plan of Forest Park Subdivision at Madison, as of record in Book 843, Page 44, Register's Office for said County.

Said Lot and part of Lot adjoin and front together 75 feet on the southerly side of Elm Street and run back between parallel lines 150 feet to a dead line

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Joyce Evelyn Fortner of record in ~~Book~~ Instrument #, ~~Page~~ 20220708-0078781 Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 304 Elm Street, Madison, TN 37115
(House Number) (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 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(s) this 7th day of July, 2022.

WARRANTY DEED
(Continued)

Music City Financial LLC

BY: _____
Noah Viddal, Authorized Agent

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Noah Viddal, , whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of Music City Financial LLC, the within named bargainor, a Texas limited liability company, and that as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Authorized Agent of said Music City Financial LLC.

Witness my hand and official seal, at office, on this the 7 day of July, 2022

_____
Notary Public

My Commission Expires: 4/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 7TH day of July, 2022.

Date: 7-8-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 8TH day of July, 2022.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY