Name and Address of New Owner and
Send Tax Bills To:
Camillla Sorhus
420 Walton Lane #N79
Nashville, TN 37115

Karen Johnson Davidson County
Batch# 887898 DEEDWARR
07/12/2022 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $706.70
20220712-0080189

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road #204
Ashland City, TN 37015

Map & Parcel No: 051-15-0A-079.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MPES2, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Camillla Sorhus, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment, being Unit No. N-79 as shown on the Exhibit C of the Master Deed for the Quail Creek Homeowners Association, a Horizontal Property Regime with Private Elements as of record in Book 6328, Page 44, Register's Office for said Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowner's Association, all as described in Book 6328, Page 44, et seq., said Register's Office.

Being the same property conveyed to MPES2, LLC by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, dated May 9, 2022 and recorded May 19, 2022 as Instrument No. 20220519-0058194, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of July, 2022.

MPES2, LLC, a Tennessee Limited Liability Company

By: W. Russell Bennett

W. Russell Bennett, Sole Member

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Before me, a Notary Public of the state and county mentioned, personally appeared W. Russell Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of MPES2, LLC, the within named bargainor, a Limited Liability Company, and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal this 8th day of July, 2022.

Notary Signature
My commission expires: Feb. 28th, 2027

DANIELLE REATEGUI NOTARY My Commission Expires On 02/28/2027 PUBLIC CONNECTICUT

DANIELLE REATEGUI
Notary Public, Connecticut
My Commission Expires Feb. 28, 2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $191,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

W. Russell Bean
Affiant

STATE OF ~~TENNESSEE~~ Connecticut
COUNTY OF ~~WILLIAMSON~~ Fairfield

Sworn to and subscribed before me this 8 day of July, 2022.

Notary Signature
My commission expires: Feb. 28th, 2027

DANIELLE REATEGUI NOTARY My Commission Expires On 02/28/2027 PUBLIC CONNECTICUT

DANIELLE REATEGUI
Notary Public, Connecticut
My Commission Expires Feb. 28, 2027

Certificate of Authenticity

I, Joshua A. Terry, 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 7/8/22.

Affiant Signature

7/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/12/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON