Name and Address of New Owner and
Send Tax Bills To:
MPES2, LLC
39 Halsey Drive
Greenwich, CT 06870

Karen Johnson Davidson County
Batch# 892430 DEEDWARR
07/22/2022 10:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,211.75
20220722-0084004

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

Map & Parcel No: 136-13-0-025 & 036-13-0-052.00

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, **Jorge L. Larrea Madrid, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MPES2, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 61 and Reserve Parcel B on the Plan of Edge-O-Lakes Estates, Section 4 of record in Plat Book 3600, Page 88, 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 Jorge L. Larrea Madrid, a married person by Warranty Deed from Yamil Guzman, married of record in Instrument No. 20220617-0069615 Register's Office for Davidson County, Tennessee, dated June 10, 2022 and recorded on June 17, 2022.

Being also known as 2791 Watersview Drive Nashville, Tennessee 37217.

NOTE: This property has never served as the primary marital residence of Grantor herein.

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

Grantor covenant that they are lawfully seized and possessed of said real estate, have 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, Grantors have caused this Warranty Deed to be executed on the 18th day of July, 2022.

Jorge L. Larrea Madrid

STATE OF Tennessee
COUNTY OF Cheatham

On this 18th day of July, 2022, before me personally appeared Jorge L. Larrea Madrid, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand this 18th day of July, 2022.

Notary Signature
My commission expires:_____

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

AFFIDAVIT OF VALUE

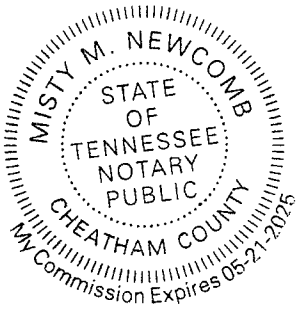
STATE OF TENNESSEE
COUNTY OF CHEATHAM

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 $327,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 18th day of July, 2022.

Notary Public
My commission expires:
File No. 2022-1204



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 July 18 2022 (date of document).

Affiant Signature

7/21/2022
Date

State of Tennessee

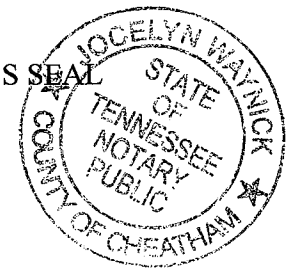
County of Cheatham

Sworn to and subscribed before me this 21 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12-11-22

NOTARY'S SEAL



202207220084004