Record and return to:
Faith Title & Escrow, Inc.
2236 New Hope Rd
Hendersonville, TN 37075

Name and Address of New Owner and
Send Tax Bills To:
Nicholas Byrd
908 Hermitage Ridge
Hermitage, TN 37076

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

Map & Parcel No: 074-04-0-075

Karen Johnson Davidson County
Batch# 909170 DEEDWARR
08/29/2022 09:26:50 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00

20220829-0096944

# 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 **Nicholas Byrd, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee: Lot 60, Section Twelve Hermitage Hills, as shown on plat of record in Plat Book 4675, Page 125, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to MPES2, LLC, a Tennessee Limited Liability Company, by Warranty Deed from James R. Wade, Jr. and wife, Kathryn M. Wade dated May 9, 2022 and recorded May 19, 2022 as Instrument No. 20220519-0058214, and re-recorded May 20, 2022 as Instrument No. 20220520-0059137, all in the Register's Office for Davidson County, Tennessee.

Being also known as 908 Hermitage Ridge Drive, Nashville, Tennessee 37076.

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 15th day of August, 2022.

MPES2, LLC, a Tennessee Limited Liability Company

By: W. Russell Bennett

W. Russell Bennett, Sole Member

STATE OF FAIRFIELD
COUNTY OF CONNECTICUT

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 the 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 15th day of August, 2022.

Notary Signature
My commission expires:

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 $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Steve Craig
Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 16th day of August, 2022.

Sharon Craig
Notary Signature
My commission expires: 9/23/25

