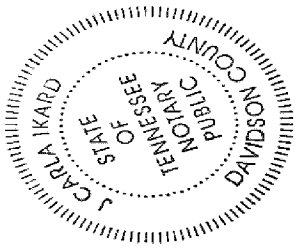
Karen Johnson Davidson County
Batch# 912604 DEEDWARR
09/06/2022 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20220906-0099610

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $715,000.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2022. Notary Public My commission expires: 1-5-23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Melanie Wilson Burch	**Same as New Owner**	**091-01-0R-002.00-CO**
6123B Louisiana Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

MKLA Real Estate, LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Melanie Wilson Burch, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, as established by Declaration of Protective Covenants Conditions and Restrictions for 6123 Louisiana Avenue Cottages, a Townhouse Planned Unit Development, record in Instrument No. 20181220-0123942, 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 MKLA Real Estate, LLC, a tennessee limited liability company by Warranty deed from Chandler Premo and Lauren Haylie Premo, Husband and wife of record in Instrument No. 20200424-0043240 Register's Office for Davidson County, Tennessee.

This is improved property known as **6123B Louisiana Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of August, 2022.

MKLA Real Estate, LLC, a Tennessee limited liability company

By: _____

Scott Louderback, Manager

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, of the state and county aforesaid, personally appeared Scott Louderback, 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 Manager of MKLA Real Estate, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, executed the foregoing instruments for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and official seal this 25th day of August, 2022.

_____
Notary Public
My Commission Expires: 1-3-23



SolomonParks File No. 22-000758-524

Tennessee Certification of Electronic Document

I, Taylor Lynn Poe, 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 August 31, 2022 (date of document).

Taylor L Poe
Affiant Signature

September 2, 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 2nd day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County

202209060099610