Karen Johnson Davidson County
Batch# 912683 DEEDWARR
09/06/2022 10:33:30 AM 4 pgs
Fees: $23.00 Taxes: $832.50
20220906-0099725

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

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

Map & Parcel No: 059-12-0-053.00

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, **Larry Cox,** "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. 80 on the Plan of Highland Trace Subdivision, Section Two of record in Plat Book 5200, Page 616, 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 Larry Cox by Trustee's Deed from Wilson and Associates, PLLC, by Shellie Wallace, Attorney, as Substitute Trustee of record in Instrument No. 20220829-0097375 Register's Office for Davidson County, Tennessee, dated August 23, 2022 and recorded on August 29, 2022.

Being also known as 2505 Highland Trace Drive, Nashville, Tennessee 37207.

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 he 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 31st day of August, 2022.

Larry Cox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of August, 2022, before me personally appeared Larry Cox, 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 31st day of August, 2022.

Notary Signature
My commission expires: 4/27/26



AFFIDAVIT OF VALUE

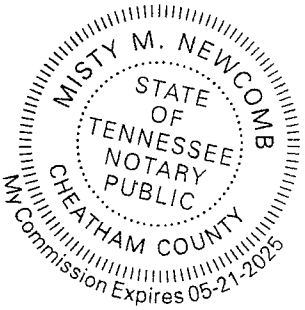
STATE OF TENNESSEE
COUNTY OF CHEATHAM

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 $225,000.00, 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 31st day of August, 2022.

Notary Public



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 8/31/22 (date of document).

Affiant Signature

9/2/2022
Date

State of Tennessee

County of Cheatham

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

BETTY JO HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Notary's Signature

MY COMMISSION EXPIRES: 09/17/2023

NOTARY'S SEAL