Name and Address of New Owner:
M & C Investments, LLC
3267 Lebanon Rd.
Lebanon, TN 37087

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 915146 DEEDWARR
09/12/2022 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220912-0101546

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 136 15 A 78.00CO

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, **Kaitlin A. Renders and Daniel A. Renders, joint tenants**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **M & C Investments, LLC, a Tennessee Limited Liability Company**, "the Grantee ," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 78 ON THE PLAN OF FIRST REVISION TO PHASE II, FINAL PLAT OF WATERCREST TOWNHOMES, OF RECORD IN BOOK 11190, PAGE 81, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KAITLYN A. RENDERS AND DANIEL A. RENDERS, JOINT TENANTS, BY WARRANTY DEED FROM JEARLYN HOOKER MARTIN, NOW KNOWN AS JEARLYN HOOKER, UNMARRIED, RECORDED ON AUGUST 19, 2020, OF RECORD IN INSTRUMENT NO. 20200819-0093113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO TO JEARLYN HOOKER MARTIN BY WARRANTY DEED FROM SHIRLEY CHUA, AN UNMARRIED WOMAN, AND NENITA FRESCO, AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT NO. 2060605-0066197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS PROPERTY ALSO KNOW AS 3405 OLD ANDERSON RD. UNIT 218, ANTIOCH, TN 37013.

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 7th day of September, 2022.

_____(SEAL)
Daniel A. Renders

_____(SEAL)
Kaitlyn A. Renders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2022, before me personally appeared Daniel A. Renders and Kaitlyn A. Renders, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of September, 2022.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $260,000.00, 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
7th day of September, 2022.

_____
Notary Public
My commission expires:_____
File No. 2022-5238-RS

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 9/7/22 (date of document).

Regina Sullo
Affiant Signature

9/12/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12th day of September, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

