Name and Address of New Owner and
Send Tax Bills To:
Chinyere Nwoye and Kenneth Nwoye
2791 Waters View Drive
Nashville TN 37217

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

Map & Parcel No: 136-13-0-025.00

Karen Johnson Davidson County
Batch# 929333 DEEDWARR
10/13/2022 12:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20221013-0112361

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 **Chinyere Nwoye and and Kenneth Nwoye, wife and husband,** "the Grantees," 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 MPES2, LLC a Tennessee Limited Liability Company by Warranty deed from Jorge L. Larrea Madrid, a married man of record in Instrument No. 20220722-0084004 Register's Office for Davidson County, Tennessee, dated July 18, 2022 and recorded on July 22, 2022.

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 Grantees, and the Grantees' 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 10th day of October, 2022.

MPES2, LLC, a Tennessee Limited Liability Company

By: W. Russell Bennett

W. Russell Bennett, Sole Member

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

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 10th day of October, 2022.

Carol P. Woodman

Notary Signature

My commission expires: 2/28/26

CAROL P. WOODMAN
Notary Public, Connecticut
My Commission Expires Feb. 28, 2026

CAROL PATTERSON WOODMAN NOTARY PUBLIC CONNECTICUT

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 $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Montgomery

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

Notary Signature
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10/10/2022.

Affiant Signature

10/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/12/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON