Warranty Deed

Karen Johnson Davidson County Batch# 929554 DEEDWARR 10/14/2022 09:58:30 AM 4 pgs Fees: $23.00 Taxes: $1,942.50 20221014-0112680	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this the 11th day of October, 2022. Notary Public My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael James Horenkamp	New Owner	081-07-4M-002.00-CO
1822 B 16th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **M & L ENTERPRISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL JAMES HORENKAMP, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1822 16th Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190114-0003721, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to M&L Enterprise, LLC, a Tennessee Limited Liability Company by Warranty deed from Peter Connerth, Unmarried and Amanda Andrews, Unmarried of record in Instrument No. 20181119-0113929 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 19, 2018.

Being the same property conveyed to William J. Montgomery, an unmarried man by Quitclaim deed from M & L Enterprise, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201008-0117074 Register's Office for Davidson County, Tennessee, dated October 01, 2020 and recorded on October 08, 2020.

Being the same property conveyed to M & L Enterprise, LLC, a Tennessee Limited Liability Company by Quitclaim deed from William J. Montgomery, unmarried of record in Instrument No. 20201008-0117076 Register's Office for Davidson County, Tennessee, dated October 01, 2020 and recorded on October 08, 2020.

Scrivener's Affidavit of Recorded on December 15, 2020 and Official Recorded in Instrument No. 20201215-0147625 , Register's Office for Davidson County, Tennessee,

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1822 B 16th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of October, 2022.

M & L Enterprise, LLC, a Tennessee limited liability company

By: The William Joseph Montgomery Revocable Living Trust, dated March 13, 2019,
it's Member

By: Joshua Webb, Trustee
Joshua Webb, Successor Trustee

By: Anna Lima, UTMA Custodian f/b/o Julianna Lima Montgomery,
it's Member

By:
Anna Lima

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Webb, 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 Successor Trustee of The William Joseph Montgomery Revocable Living Trust, dated March 13, 2019, Member of M & L Enterprise, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said entity/company for the purposes therein contained.

Witness my hand and seal this 11th day of ~~October, 2022.~~

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

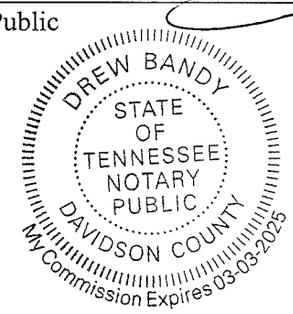
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anna Lima, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be UTMO Custodian f/b/o Julianna Lima Montgomery, Member of M & L Enterprise, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said entity/company for the purposes therein contained.

Witness my hand and seal this 11th day of October, 2022.

Notary Public

My Commission Expires: 3·3·25



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 10/14/2022.

Affiant Signature

10/14/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/14/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON