THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 934124 DEEDWARR
10/27/2022 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20221027-0116382

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
MM&J Properties, LLC 4411 Nebraska Avenue Nashville, TN 37209	Owner	103-04-0-217.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **William Patrick Wiggins, Michael David Wiggins, and Monvel Tandy Maskew, Jr.,**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **MM&J Properties, LLC, a Limited Liability Company**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, BEING **Lot No. 6** of Block 16 on the Plan of a Park of Sylvan Park, as of record in Book 332, Page 104, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Monvel T. Maskew *et ux* Linda C. Maskew by Warranty Deed from Denny L. Choate of record in Book 5059, page 844, dated August 13, 1976, and recorded on August 23, 1976, Register's Office for Davidson County, Tennessee. Monvel T. Maskew predeceased Linda C. Maskew, leaving her as the surviving Tenant by the Entirety. Linda C. Maskew is now deceased. Her Last Will and Testament is probated under Docket No. 21P2496, Circuit Court of Davidson County, Tennessee (Probate Division), and by its provisions devises this property to Michael David Wiggins, William Patrick Williams, and Monvell Tandy Maskew, Jr.

This property commonly known as 4411 Nebraska Avenue, Nashville, TN 37209*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness our hands, this 26th **day of October, 2022**:

William P. Wiggins

William Patrick Wiggins

Michael David Wiggins

Monvel Tandy Maskew, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Patrick Wiggins, Michael David Wiggins, and Monvel Tandy Maskew, Jr.,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of **October, 2022**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$770,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 26 DAY OF **October**, **2022**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 10-26-22 (date of document).

Date: 10-27-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 27th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026