WARRANTY DEED

Karen Johnson Davidson County
Batch# 935456 DEEDWARR
10/31/2022 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20221031-0117022

File No. DH-22-3465

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2022.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 05/23/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Spear and Joanna Spear	Same as	
(NAME)	(NAME)	072-14-1V-002.00-CO
7310 E Griswold Rd	new owner	
(ADDRESS)	(ADDRESS)	
Scottsdale AZ 85258		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **M Squared LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Spear and Joanna Spear, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being all of Units B, 1612 Cahal Avenue, a horizontal property regime with private elements, according to declaration of covenants, conditions and restrictions of same appearing of record in Instrument No. 20191216-0129307, Amended in Instrument No. 20200219-0018546 and Instrument No. 20210719-0096190, in the Registers office for Davidson County, Tennessee, to which DCCR reference is hereby made for a more accurate and complete description of said units.

Being a portion of the same property conveyed to M Squared LLC by Warranty deed from Harmony Homes of Tennessee, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210625-0086667 Register's Office for Davidson County, Tennessee, dated June 24, 2021 and recorded on June 25, 2021.

This is property more commonly known as 1612 Cahal Avenue, B, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hand this 28th day of October, 2022.

M Squared LLC, a Tennessee Limited Liability Company

By: _____
Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized agent of M Squared LLC, the within named bargainor, a Limited Liability Company, and that such Joshua L. Hunter as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorized agent.

Witness my hand and seal, at office in Nashville, TN, this 28th day of October, 2022.

D Hardwick
Notary Signature

Printed Name: D Hardwick

My commission expires: 05/23/2023



Certificate of Authenticity

I, Dawnielle Hardwick, 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 **October 28, 2022**.

Date

Affiant Signature

October 28, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025