Karen Johnson Davidson County
Batch# 937431 DEEDWARRSP
11/03/2022 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,172.90
20221103-0118688

THIS INSTRUMENT PREPARED BY:
Adrienne Prince
Title Clearing & Escrow, LLC
6102 S. Memorial Drive
Tulsa, OK 74133

Address of New Owner &
Send Tax Bills to:
MJP Management, LLC
5801 Golden Triangle Boulevard
103-203
Fort Worth, TX 76244

Map & Parcel Nos.: 043-02-0-063
File #: TCEL-222880-TN

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SEVENTEEN THOUSAND AND 00/100 ($317,000.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TAYLOR ANETTE COLLINS, an unmarried woman** (herein referred to as "Grantor") with an address of 667 Wassil Drive, Gallatin, TN 37066, has this day bargained and sold and, by these presents, does hereby transfer and convey unto **MJP Management, LLC, a Texas Limited Liability Company** (herein referred to as "Grantee"), with an address of 5801 Golden Triangle Boulevard, 103-203, Fort Worth, TX 76244, heirs and assigns, forever, the following described tract or parcel of land located in **Davidson County, Tennessee**, to wit:

SEE EXHIBIT "A", Attached Hereto and Made a Part Hereof

also known by street and number: 612 May Drive, Nashville, TN 37115

Being the same property conveyed to Taylor Anette Collins, her heirs, successors, and assigns, by deed dated May 26, 2022, and recorded July 14, 2022, Instrument # 20220714-0080871, filed in the office of the Clerk of Davidson County, State of Tennessee.

GRANTOR COVENANTS with the said Grantee that is lawfully seized and possessed of said property, has a good and lawful right to sell and convey the same, and that is free from any lien or encumbrance, **except for those listed herein** and applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2022 real estate taxes, which are to be prorated.

Subject to A Deed of Trust from Taylor Collins and John Caldwell, wife and husband to Providence Title, LLC, Trustee(s), securing an indebtedness to MERS as nominee for DAS Acquisition Company, LLC., in the amount of $320,095.00, dated December 30, 2021 and recorded on January 10, 2022 as Instrument #20220110-0002449 in the official records of Davidson County Recording Office.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS Grantor's hand this 28 day of October, 2022.

Taylor Anette Collins
TAYLOR ANETTE COLLINS

STATE OF TN

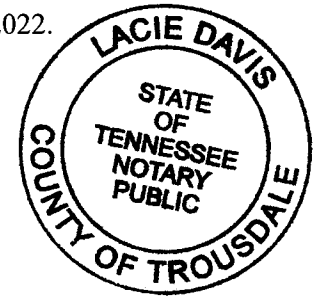
COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **TAYLOR ANETTE COLLINS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal this the 28 day of October, 2022.

Lacie Davis
Notary Public

My Commission Expires: June 26, 2024



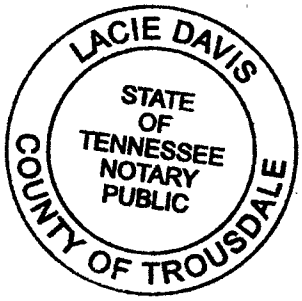
OATH OF CONSIDERATION:

State of TN, County of Wilson. I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $317,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Taylor Anette Collins
Affiant: **TAYLOR ANETTE COLLINS**

Subscribed and sworn to before me this 28 day of October, 2022.

Lacie Davis
Notary Public
My commission expires: June 26, 2024



Certificate of Authenticity

I, Kimberly Shipman, 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 11/2/22.

Date

Affiant Signature Kimberly Shipman

2nd day of November, 2022
Date

State of Oklahoma

County of Tulsa

Sworn to and subscribed before me this 2nd day of November, 2022.

Notary's Signature

My Commission Expires: 9/2/25
Date

Notary's Seal (if on paper)

GAIL PHET ANDERSON NOTARY PUBLIC No. 21011651 EXP. 9/02/2025 IN AND FOR STATE OF OKLAHOMA

GAIL PHET ANDERSON NOTARY PUBLIC No. 21011651 EXP. 9/02/2025 IN AND FOR STATE OF OKLAHOMA

GA

EXHIBIT "A"

The following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot no. 16 and a portion of Reserved Parcel A on the plan of Farview, Section 2, which is of record in Book 3600, Page 6, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 16 fronts 73 feet on the easterly margin of May Drive and runs back between parallel lines 140 feet to a dead line, measuring 73 feet thereon.

Said portion of Reserved Parcel A is described as follows: Beat an iron pin at the easternmost common corner of Lots 15 and 16 on the Plan of Farview, Section 2; thence with the easterly line of said Lot 16, N 21 deg. 31' 00" W 72.91 feet to an iron pin at the easternmost common corner of Lots 16 and 17; thence leaving said Lots N 68 deg. 26' 57" E 97.88 feet to an iron pin; thence S 17 deg. 13' 55" E 73.12 feet to an iron pin; thence S 68 deg. 26' 57" W 92.42 feet to the point of beginning.

Being the same property conveyed to Taylor Anette Collins, by Quit Claim Deed from John Christopher Caldwell, dated May 26, 2022 and recorded July 14, 2022 s Instrument No. 20220714-0080871, Register's Office for Davidson County, Tennessee.

File No.: TCEL-222880-TN