THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221142964** Karen Johnson Davidson County Batch# 943214 DEEDWARR 11/21/2022 10:12:09 AM 2 pgs Fees: $13.00 Taxes: $925.00 20221121-0123054	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2022. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAR 2024

WARRANTY DEED

Address New Owner: MDPP, LLC 113 Ramfarnnam Circle Asheville, NC 28803	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119 08 0 095.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas E. Estrin and Maureen R. Estrin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MDPP, LLC, a North Carolina limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 61 on the Map of Section Two, Glencliff Estates, of record in Book 1130, Pages 77 and 78, Register's Office for said County.

Said Lot No. 61 fronts 160 feet on the Easterly side of Greymont Drive as measured around a slight curve and runs back between lines, 278.8 feet on the Northerly line and 229.5 feet on the Southerly line, to a dead line in the rear, measuring 79.3 feet thereon.

Being the same property conveyed to Thomas E. Estrin and Maureen R. Estrin, husband and wife by Warranty Deed from Carolyn J. Caldwell, unmarried, of recorded in Instrument No. 20120323-0025068, in the Register's Office of Davidson County, Tennessee, dated March 14, 2012 and recorded on March 23, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Glencliff Estates, as recorded in Plat Book 1130, Page(s) 77 and 78.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 704 Greymont Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of November, 2022.

Thomas E. Estrin by Ryan Dieck, Attorney-in-Fact

Maureen R. Estrin by Ryan Dieck, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Thomas E. Estrin and Maureen R. Estrin and that he is authorized by Thomas E. Estrin and Maureen R. Estrin to execute this instrument on their behalf.

Witness my hand, at office, this 18th day of November, 2022.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024