Karen Johnson Davidson County
Batch# 944262 DEEDWARR
11/23/2022 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20221123-0123900

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Hubert Mitchell Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Phyllis C. Mitchell and Hubert Mitchell Jr.	SEND TAX BILLS TO: Phyllis C. Mitchell and Hubert Mitchell Jr.	MAP-PARCEL NUMBERS
(NAME) 9554 Calumet Ct.	(NAME) 9554 Calumet Ct.	172050C02100CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, **MTM Investment, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phyllis C. Mitchell and Hubert Mitchell Jr.**, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF LOCHAVEN OF RECORD IN INSTRUMENT NO. 20150414-0032949, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to MTM Investments, LLC, by virtue of that certain Quit Clam Deed dated November 15, 2022, and being of record at Instrument No. 201221116-0122056, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Maged Mikhail by virtue of Trustee's Deed dated October 18, 2022 at Instrument No. 20221021-0114881, in the amount of $529,000.00 in the said Register's Office.

Being the same property previously conveyed to Matthew Mitchell and Madalyn Mitchell, husband and wife by virtue of Warranty Deed dated September 25, 2015 at Instrument No. 20150930-0099103, in the amount of $433,555.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 1511 Lochaven Dr. Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 22nd day of November, 2022.

MTM Investment, LLC, a Tennessee Limited Liability Company

Maged Mikhail Member

Maged Mikhail, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Maged Mikhail, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of MTM Investment, LLC., the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS my hand and official seal at office this 22nd day of November, 2022.

Cari Allen

Notary Public
My Commission Expires: 1-6-25



Certificate of Authenticity

I, Memorie White 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 November 22, 2022.

Affiant Signature

11-22-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of November, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

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