THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221243126

Karen Johnson Davidson County
Batch# 950822 DEEDWARR
12/13/2022 10:00:39 AM 2 pgs
Fees: $13.00 Taxes: $932.40

20221213-0129191

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $252,000.00.

Affiant

Subscribed and sworn to before me, this .

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Connor Cain 704 Greymont Drive Nashville TN 37217	New Owner	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, **MDPP LLC, a North Carolina limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Connor Cain,** UA Married, ("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 MDPP, LLC, a North Carolina limited liability company, by Warranty Deed from Thomas E. Estrin and Maureen R. Estrin, husband and wife, of record in Instrument No. 20221121-0123054, in the Register's Office of Davidson County, Tennessee, dated November 18, 2022 and recorded on November 21, 2022.

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 record 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 9th day of December, 2022.

MDPP LLC, a North Carolina limited liability company

BY: _____ Authorized Agent
Ryan Dieck, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Dieck, with whom I am personally acquainted, and who acknowledged themselves to be the Authorized Agent of MDPP LLC, a North Carolina limited liability company, the within named bargainer, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 9th day of December, 2022.

_____
Notary Public
My Commission Expires: _____

