Karen Johnson Davidson County
Batch# 952640 DEEDWARR
12/16/2022 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20221216-0130407

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 2022 .

Notary Public

My commission expires: 4/23/2025

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mc3 Properties, LLC	New Owner	071-15-0-128.00
1309 Meridian Street	1000 Pennock Ave.	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jackie Battle and Steven Douglas Forte, Sole Heirs of the Estate of Margaret Ann Forte

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mc3 Properties LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 415 and 416 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret Forte and Jacqueline Mahoney, tenants in common by Warranty deed from James A. Tidwell and Harry Robinson, tenants in common of record in Book 5643, page 378, Register's Office for Davidson County, Tennessee, dated August 25, 1980 and recorded on August 28, 1980.

Being the same property conveyed to Margaret Forte by Quit Claim deed from Jacqueline Mahoney of record in Book 5978, page 270, Register's Office for Davidson County, Tennessee, dated December 16, 1982 and recorded on December 16, 1982.

The said Margaret Forte a/k/a Margaret Ann Forte having since died intestate on October 25, 2020, and her Estate being probated in the being probated in the Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division, Probate Number 22P1099. The said Jackie Battle and Steven Douglas Forte being the sole heirs at law as evidenced by those two Affidavit of Heirships

being recorded simultaneously here in Instrument Number 202212160130405 and Instrument Number 202212160130406, Register's Office for Davidson County, Tennessee; Jackie Battle joins in the execution of this Warranty Deed in her capacity as Administratrix of the Estate of Margaret Ann Forte.

This is unimproved property known as **1309 Meridian Street, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of December, 2022.

Jackie Battle, Sole-Heir and Administratrix

Steven Douglas Forte, Sole-Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jackie Battle, individually and as Administratrix, and Steven Douglas Forte, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2022.

Notary Public
My Commission Expires: 4/7/23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

LTC File No. 22-001029-526

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 12/15/22 (date of document).

Affiant Signature

12/16/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 16 day of Dec., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County

202212160130407