THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5458-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,785,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THIRTIETH DAY OF DECEMBER, 2022. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 953178 DEEDWARR
12/19/2022 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $6,604.50
20221219-0130988

STATE OF TENNESSEE NOTARY PUBLIC EMILY MANNO DAVIDSON COUNTY My Commission Expires 05-05-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MVGC, LLC	New Owner	
4811 Wyoming Avenue	4811 Wyoming Ave	103-03-0-187.00
Nashville, TN 37209-3515	Nashville, TN 37209	
(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, WE, **Patrick W. Terry and Robert J. Terry, both married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MVGC, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, in the 5th formerly the 25th, Ward of the City of Nashville, described as follows:

Beginning on the southerly margin of Wyoming Avenue, formerly 6th Street, at the northeast corner of the property conveyed to Marvin A. Bernard and wife, by deed from Elizabeth Thompson, of record in Book 1077, Page 140, Register's Office for said county; thence with the southerly margin of Wyoming Avenue eastwardly 50 feet to the northwest corner of the property conveyed to Gertrude Oehmen by deed from Percy E. Moon and wife, of record in Book 1715, Page 144, said Register's Office; thence with her westerly line southwardly 252.4 feet; thence westwardly 50 feet; thence northwardly 102.4 feet to the southeast corner of said Bernard property, continuing in the same direction and with the easterly line of said Bernard property 150 feet, in all 252.4 feet to the beginning.

Being the same property conveyed to Patrick W. Terry and Robert J. Terry by Warranty Deed from William Glenn Foxall, Jr., a single person of record in Instrument No. 20200625-0068777 Register's Office for Davidson County, Tennessee, dated June 24, 2020 and recorded on June 25, 2020.

This property is not now and has never been the resicdence of the Grantors or Grantors' family and is nolt a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4811 Wyoming Avenue, Nashville, TN 37209-3515**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 our hands this the 12th day of DECEMBER, 2022.

Patrick W. Terry

Robert J. Terry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick W. Terry and Robert J. Terry,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the12th day of DECEMBER, 2022.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Emily Manno, 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 **12/12/22**.

Date

Affiant Signature

12/12/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **December**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

