WARRANTY DEED

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

LR-AR-22-1725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 958012 DEEDWARR
01/05/2023 09:37:04 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20230105-0000874

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kaylee E. Parks	**Mortgage Investors Group**	
(NAME)	(NAME)	
1725 Buchanan Court	**8320 East Walker Springs Lane**	**081-10-0-004-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-1915	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MILLIONAIRES INSTITUTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAYLEE E. PARKS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 15 on the Plan of Cumberland-Gardens Section Six, of record in Book 3106, Page 117, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the West side of Buchanan Court and runs back between parallel lines 110 feet to a dead end.

Being the same property conveyed to Clifford Swett and wife, Mary K. Swett by Warranty Deed from Willie Leroy Robinson of record in Book 4857, Page 473, Register's Office for Davidson County, Tennessee, dated October 01, 1974 and recorded on October 03, 1974. (Value or consideration shown in aforementioned deed $23,000.00.)

Being the same property conveyed to Bruce Waller by Quitclaim Deed from Mary K. Swett of record in Book 6803, Page 580, Register's Office for Davidson County, Tennessee, dated March 12, 1986 and recorded on March 13, 1986. (Value or consideration shown in aforementioned deed $1.00.)

Being the same property conveyed to My Tennessee Home Solution LLC, a Tennessee Limited Liability Company by Warranty Deed from Bruce Cardell Waller of record in Instrument No. 20220628-0074341, Register's Office for Davidson County, Tennessee, dated June 23, 2022 and recorded on June 28, 2022. (Value of consideration shown in aforementioned deed $220,000.00.)

Being the same property conveyed to Millionaires Institution LLC, a Tennessee limited liability company, by Warranty Deed from My Tennessee Home Solution LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220801-0087325, Register's Office for Davidson County, Tennessee, dated August 01, 2022 and recorded on August 01, 2022. (Value of consideration shown in aforementioned deed $245,000.00.)

Being the same property conveyed to Millionaires Institution LLC, a Tennessee limited liability company, by Warranty Deed from My Tennessee Home Solution LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220801-0087325, Register's Office for Davidson County, Tennessee, dated August 01, 2022 and recorded on August 01, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 3106, Page 117, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3401, Page 75, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1725 Buchanan Court, Nashville, Tennessee 37208-1915**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 30th DAY OF DECEMBER, 2022.

Millionaires Institution, LLC

BY: _____
Peter Zaree
Manager

BY: _____
Ebram Nashed
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PETER ZAREE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGER of MILLIONAIRES INSTITUTION, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MANAGER.

Witness my hand and official seal, this the 30th of December, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared EBRAM NASHED, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGER of MILLIONAIRES INSTITUTION, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MANAGER.

Witness my hand and official seal, this the 30th of December, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212