Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230143367

Karen Johnson Davidson County
Batch# 968753 DEEDWARR
02/08/2023 09:54:47 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20230208-0009133

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of February, 2023.

Notary Public
My Commission Expires

TIARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Homestead Construction LLC 119 Pepper Ridge Circle Antioch, TN 37013	New Owner	Tax Parcel ID No. 081-03-3W-001.00-CO

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, **MBO11 Holdings GP** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Homestead Construction LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Nos. A and B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1705 Mckinney Ave Commons, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210809-0107196 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to MBO11 Holdings GP by Quitclaim Deed from H and B Development Partners of record in Instrument No. 20211102-0146678 Register's Office for Davidson County, Tennessee, dated October 27, 2021 and recorded on November 2, 2021.

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.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 19, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210809-0107196, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1705 McKinney Avenue Nashville TN 37208-1041

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 7th day of February, 2023.

MBO11 Holdings GP

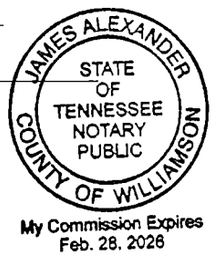
BY: _____
Jason Tidwell, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Tidwell, with whom I am personally acquainted, and who upon oath acknowledged himself to be the General Partner of MBO11 Holdings, GP, the within named bargainor, a General Partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as its partner.

Witness my hand, at office, this 7th day of February, 2023.

_____
Notary Public
My Commission Expires: _____



My Commission Expires
Feb. 28, 2026