RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-12784-2023

Karen Johnson Davidson County
Batch# 971548 DEEDWARR
02/16/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230216-0011407

WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of Feb, 2023

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MPES2, L.L.C. and Tag Realty LLC 1273 E.Putnam Ave PO Box 53 Riverside,CT 06878-9998	Same address as new owner	063-02-0-155

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY THOUSAND AND 00/100 Dollars ($290,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **REAL PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MPES2, L.L.C. AND TAG REALTY LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Nawakwa Hills, Powwow Addition – Section No. 2, of record in Book 974, page 10, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Real Property Solutions, LLC, by deed from James K. Wright, dated February 13th, 2023, and of record in Instrument No. 20230213-0010392, said Register's office.

Being the same property conveyed to James K. Wright from Cynthia P. Poole, fka Cynthia J. Painter, by Warranty Deed dated August 7, 2015 and recorded August 17, 2015 in Instrument #20150817-0082338, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1439 Mohawk Trail, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 1st day of February, 2023

GRANTOR(S)

Real Property Solutions, LLC, a Tennessee Limited Liability Company

By: _____
David P. Webber, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, David Webber, who represented himself to be the Member of Real Property Solutions, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as such Member on behalf of Real Property Solutions, LLC.

WITNESS my hand and seal, this the 1 day of Feb, 2023.

_____
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/1/23 (date of document).

Jennifer L. Pennell

2/6/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of February, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

