WARRANTY DEED

Karen Johnson Davidson County
Batch# 971748 DEEDWARR
02/16/2023 03:11:15 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00

20230216-0011456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-5513-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
MCC Real Estate Investments, LLC	NEW OWNER	10514007100
(NAME)	(NAME)	
4908 Stillwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Million And No/100 Dollars ($2,000,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, TENNESSEE CHIROPRACTIC ASSOCIATION INC., A TENNESSEE CORPORATION, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MCC REAL ESTATE INVESTMENTS, 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:

Being a tract of land lying in Nashville, Davidson County, Tennessee also being the northerly 50 feet of Lot Number 65 on the Map of Waverly Place of record in Plat Book 57, page 95 at the Register's Office for Davidson County, Tennessee; and being more particularly described as follows:

Beginning at an existing iron rod on the westerly right-of-way line of Eighth Avenue South, 68.5 feet in width, at a corner common with the property conveyed to Mary F. McMillen and Martha F. Thompson of record in Book 9092, page 569 (Tract 14) at said Register's office;

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-CRE-22-2123

Thence with the westerly right-of-way line of Eighth Avenue South, South 15 deg 00 min 32 sec East, 49.92 feet to an iron rod set at a corner common with the property conveyed to David Gabelman of record in Book 7633, page 552;

Thence leaving the westerly right-of-way line of Eighth Avenue South with the northerly line of said Gabelman South 75 deg 39 min 20 sec West, 177.10 feet to an existing iron rod on the easterly line of Alley Number 672, 22.1 feet in width (field measured),

Thence with the westerly right-of-way line of Alley Number 672 with a curve to the left having a radius of 1345.30 feet, a curve length of 50.07 feet and a chord bearing and distance of North 18 deg 49 min 49 sec West, 50.07 feet to an iron rod set at a corner common with said McMillen and Thompson;

Thence with the southerly line of McMillen and Thompson, North 75 deg 39 min 20 sec East, 180.44 feet to the point of beginning; containing 8,916 square feet or 0.205 acres more or less, according to ALTA/ACSM Land Title Survey of Tax Map 105-14, Parcel 71, prepared by R. Scot Cherry, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee, 37204, TN RLS No. 1512, dated February 23, 2010.

Being the same property conveyed to Tennessee Chiropractic Association, Inc. a Tennessee corporation by Warranty deed from Earnhardt Pirkle Ventures, a Tennessee general partnership of record in Instrument No. 20100401-0024497 Register's Office for Davidson County, Tennessee, dated April 1, 2010 and recorded on April 1, 2010.

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.

unimproved ☐
This is improved ☒ property, known as 2123 8th Avenue South, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 Grantor's hand this 14th day of February, 2023.

Tennessee Chiropractic Association Inc.

BY: _____
Tiffany Stevens, Authorized Agent

BY: _____
Dr. Andy Dixon, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Tiffany Stevens and Dr. Andy Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Authorized Agents of Tennessee Chiropractic Association, Inc., the within named bargainor, a corporation, and that they as such Authorized Agents executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by themselves as such Authorized Agents.

Witness my hand and official seal this 14th day of February, 2023.

My Commission Expires: Jan 8, 2024

Notary Public

