Karen Johnson Davidson County
Batch# 981606 DEEDWARR
03/16/2023 12:57:51 PM 2 pgs
Fees: $13.00 Taxes: $2,608.50
20230316-0019135

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF _____ The actual consideration or value, whichever is greater, for this transfer is $705,000.00. Affiant Subscribed and sworn to before me, this 9th day of March, 2023. Notary Public My commission expires _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
MMCR Investments, LLC, a Tennessee limited liability company	**New Owner**	**115-03-0-039.00**
733 Richfield Dr	**6039 Robin Hill Rd**	
Nashville, TN 37205	**Nashville, TN 37205**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Charles Andrew Sutphin, Sr., an unmarried person

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

MMCR Investments, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Brook Meade, Section V of record in Plat Book 2133, Page 102, 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 the same property conveyed to Charles Andrew Sutphin, Sr., an unmarried person, and Kathleen Frances Kelly, an unmarried person, as joint tenants with rights of survivorship by Warranty Deed from Juli-Kay Baumann, a single woman of record in Instrument No. 20160318-0025980 Register's Office for Davidson County, Tennessee, dated March 15, 2016 and recorded on March 18, 2016.

Being the same property conveyed to Charles Andrew Sutphin, Sr., an unmarried person by Quitclaim Deed from Kathleen Frances Kelly, an unmarried person of record in Instrument No. 20161021-0111305 Register's Office for Davidson County, Tennessee, dated October 07, 2016 and recorded on October 21, 2016.

This is **improved** property known as **733 Richfield Dr, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of March, 2023.

Charles Andrew Sutphin, Sr.

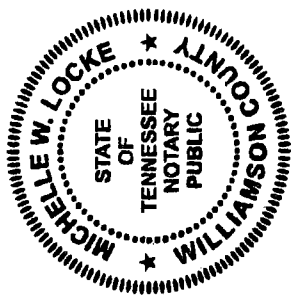
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Charles Andrew Sutphin, Sr., the bargainor, 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, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 9th day of March, 2023.

Michelle W Locke
Notary Public

My Commission Expires: 9/14/25



Lenders Title Company File No. 22-001220-525