THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230444198

Karen Johnson Davidson County
Batch# 994807 **DEEDWARR**
04/21/2023 11 14 08 AM 2 pgs
Fees $13 00 Taxes $3,145 00

20230421-0029544

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $850,000 00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2023

Notary Public
My Commission Expires

Prepared by
Return To
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information.
William Holden and Casey Holden 6334 Torrington Road Nashville TN 37205	New Owner 5400 TENNESSEE AVE, NASHVILLE, TN 37209	Tax Parcel ID No 115 11 0 041 00

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, **MJM Real Estate Investments, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Holden and Casey Holden, husband and wife**, ("Grantees"), 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 Lot No. 83 on the Plan of Section One, West Meade Estates, as of record in Book 2663, Page 110, Registerâ€™s Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 120 feet on the Northerly side of Torrington Road and runs back between lines 350.5 feet on the Westerly line and 342.9 feet on the Easterly line to a dead line in the rear on which is measures 121.4 feet

Being the same property conveyed to MJM Real Estate Investments, LLC, a Tennessee limited liability company, by Executorâ€™s Deed from Robert Stephen Maxwell, as Executor of the Estate of Sara Carr Maxwell, of record in Instrument No. 20221215-0130026, in the Register's Office of Davidson County, Tennessee, dated December 12, 2022 and recorded on December 15, 2022.

Being the same property conveyed to Milton B. Maxwell and wife, Sara C Maxwell, by Warranty Deed from Richard John Beck and wife, Edna Julia Beck, of record in Book 4162, Page 784, in the Register's Office of Davidson County, Tennessee, dated August 11, 1967 and recorded on August 18, 1967. The said Milton B. Maxwell died on 1986, then Sara C. Maxwell died June 27, 2022 testate, devising subject property to Robert Stephen Maxwell. See Probate Case 22P1347, Davidson County Circuit Court.

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 and assessments for the year 2023 and subsequent years, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, West Meade Estates, as recorded in Book 2663, Page 110.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2864, Page 348, as amended in Book 4503, Page 111.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 6334 Torrington Road Nashville TN 37205

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 20th day of April, 2023

MJM Real Estate Investments, LLC

By: _____
Robert C. Maxwell, Managing Partner

S. KR

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert C. Maxwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner (or other officer authorized to execute the instrument) of MJM Real Estate Investments, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member

S. KR

Witness my hand and official seal, at office in Nashville, Tennessee, this 20th day of April, 2023

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026