THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 999283 DEEDWARR
05/03/2023 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20230503-0032816

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
MD Properties, LLC 9505 Elmbrook Blvd. Brentwood, TN 37027	Owner	094-05-0-084.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Robyn Morshead**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **MD Properties, LLC, a Limited Liability Company**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 40 on the revised Plan of Shelby Heights, Section 1, as of record in Book 2330, Page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the northerly side of Davidson Street and extends back 124.5 feet on the westerly line and 134.9 feet on the easterly line to a dead line, measuring 51 feet thereon.

Being the same property conveyed to Robyn Morshead by Warranty Deed from Mridul Bajpai, a married man, filed on 12/14/2016, at Instrument No. 20161214-0131237, Davidson County Register of Deeds; and further conveyed by Robyn Morshead to Robyn Morshead and Karen Lavender, as tenants in common, by Quitclaim Deed of record on 09/21/2017, at Instrument No. 20170921-0096713, Davidson County Register of Deeds. Being further conveyed to Robyn Morshead by Quitclaim Deed from Karen Lavender of record in Instrument number 20220812-0091792 dated July 26, 2022 and recorded on August 12, 2022, Register's Office for Davidson County, Tennessee.

This property commonly known as 1309 Davidson Street, Nashville, TN 37206*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand, this 26th **day of April, 2023**:

Robyn Morshead

Robyn Morshead

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robyn Morshead,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of **April, 2023**:

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$200,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 26th DAY OF**April, 2023**:

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 4/26/2023 (date of document).

Date: 5/3/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 3RD day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026