Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-600

NEW OWNER:
MICHAEL RAASH
600 HIDDEN HILL DRIVE
HERMITAGE, TN 37076

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 23-0364

SEND TAX BILLS TO:
CMG MORTGAGE, INC.
3160 CROW CANYON RD., SUITE 400
SAN RAMON, CA 94583

Map & Parcel
076010068.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 999781 **DEEDWARR**
05/05/2023 10 06 19 AM 3 pgs
Fees $18 00 Taxes $1,309 80

20230505-0033455

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-Four Thousand and 00/100 Dollars ($354,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **M & C INVESTMENTS TN, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MICHAEL RAASH, single,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No 110, Plan of Hidden Hill, as shown on plat of the same of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to M & C INVESTMENTS TN LLC, a Tennessee limited liability company, by Warranty Deed from AMICKA U. SHANNON, unmarried and GARY T. SHANNON, JR., unmarried, dated February 21, 2023, and of record in Instrument No. 20230224-0013010, Register's Office for DAVIDSON County, Tennessee

This description is the same as in the prior deed

THIS IS IMPROVED PROPERTY which has the address of **600 HIDDEN HILL DRIVE, HERMITAGE, TN 37076**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4860, Page 43, and any and all restrictions, existing roadways, easements and rights-of-way of record

POSSESSION shall be given date of deed .

PROPERTY TAXES for the current year shall be prorated as of date of deed

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 2nd day of May, 2023.

M & C INVESTMENTS TN, LLC

By: _____
CHRISTY FREWIN
Its: MEMBER

By: _____
MACK MCCLUNG
Its: MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CHRISTY FREWIN and MACK MCCLUNG**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are the **MEMBERS** of **M & C INVESTMENTS TN, LLC,** the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

MARY ALICE ESPINOSA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand and official seal at office this 2nd day of May, 2023.

NOTARY PUBLIC

My commission expires 01/26/25

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The actual consideration or value, whichever is greater, for this transfer is **$354,000.00.**

AFFIANT

Sworn to and subscribed to before me this 2nd day of May, 2023.

NOTARY PUBLIC

My commission expires: 01/26/25

MARY ALICE ESPINOSA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY