Karen Johnson Davidson County
Batch# 1001515 DEEDWARR
05/10/2023 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20230510-0034723

G#36633-2

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$540,000.00**. Affiant Subscribed and sworn to before me, this the 9th day of May, 2023. Notary Public My commission expires: _____ (AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joshua Jackson Thomas and Jena Locke Thomas	**"New Owners"**	**146 13 0 012 00**
2314 Brittany Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MaxCountry Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Joshua Jackson Thomas and Jena Locke Thomas, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of The Estates at Radnor Lake, as shown in Instrument No. 20060112-0004786, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to MaxCountry Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated April 6, 2018, from Big Dog Properties, Inc., of record in Instrument No. 20180412-0034286, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20060112-0004786, Register's Office for Davidson County, Tennessee;

2) Declaration of Protective Covenants, Conditions and Restrictions for The Estates at Radnor Lake of record in Instrument No. 20060117-0006381 and By-Laws appended thereto, Register's Office for Davidson County, Tennessee;

3) All matters shown on the Plan of record in Plat Book 2900, Page 122, and in Plat Book 3500, Page 58, Register's Office for Davidson County, Tennessee;

4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7857, Page 653, and in Book 7860, Page 143, said Register's Office;

5) Easement for ingress and egress as stated in the Deeds of record in Book 11712, Page 565, and in Instrument No. 20050118-0006330, Register's Office for Davidson County, Tennessee;

6) Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, of record in Instrument No. 20140918-0085724, Register's Office for Davidson County, Tennessee; and,

7) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **900 Otter Creek Road, Nashville, TN 37220** .

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 9th day of May, 2023.

MaxCountry Properties, LLC

By: _____
Mike Boyd Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mike Boyd,** 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 **Authorized Agent** of **MaxCountry Properties, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Mike Boyd** as **Authorized Agent.**

Witness my hand, at office at Nashville, Tennessee, this **9th** day of **May, 2023.**

Katherine Goodson
Notary Public

My Commission Expires: Nov. 2, 2026

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 May 10, 2023 (date of document).

Affiant Signature

May 10, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10th day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023