Karen Johnson Davidson County
Batch# 1002575 DEEDWARR
05/12/2023 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230512-0035533

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 05-21-2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH23-05830

Address of New Owner:	Send Tax Bills to:	Tax Information:
MPES 2, LLC and Tag Realty, LLC 314 Dinwiddie Drive Madison, TN 37115	**MPES 2, LLC and Tag Realty, LLC** PO Box 53, Riverside, CT 06878-9998	**034 14 0 031.00**

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clifford Buckosh**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MPES 2, LLC, a Tennessee Limited Liability Company, as to an undivided 1/2 interest, and Tag Realty, LLC, a Delaware Limited Liability Company, as to an undivided 1/2 interest, each undivided 1/2 interest to be held as tenants in common with the other undivided 1/2 interest**, hereinafter called the Grantees, their successors 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, Lot No. 77 on the Plan of Stanley Heights, of record in Plat Book 3300, Page 74, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clifford Buckosh, by Substitute Trustee's Deed, from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20080806-0080965, in the Register's Office of Davidson County, Tennessee, dated July 23, 2008 and recorded on August 06, 2008.

Being the same property conveyed to Harold Loyd Spillers, Jr., and wife, Stella Louise Spillers, by Warranty Deed from Don P. Porter and wife, Alfreda A. Porter, of record in Book 7762, Page 915, in the Register's Office of Davidson County, Tennessee, dated January 30, 1989 and recorded on February 01, 1989.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 314 Dinwiddie Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 11th day of May, 2023

Clifford Buckosh

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Clifford Buckosh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 11th day of May, 2023.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

Tennessee Certification of Electronic Document

I, Misty M. Newcomb, 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 11 2023 (date of document).

Affiant Signature

5/12/23
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 5 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

