Karen Johnson Davidson County
Batch# 1003565 DEEDWARR
05/15/2023 03:52:30 PM 4 pgs
Fees: $23.00 Taxes: $2,627.00
20230515-0036290

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37624-04-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $710,000.00. Affiant Subscribed and sworn to before me this 11th day of May, 2023. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: MDJT Properties, LLC 1700 Georgia Club Drive Statham , GA 30662	**Send Tax Bills To:** MDJT Properties, LLC 1700 Georgia Club Drive Statham , GA 30662	**Tax Information:** Map and Parcel No.: 104023J00500CO

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, **Ellen Morphis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MDJT Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 204 Burns Avenue #11, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 11th day of May, 2023.

Ellen Morphis

Ellen Morphis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ellen Morphis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2023.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5, together with the appurtenant interest in the common elements of West Park Village, a horizontal property regime with private elements established by Declaration in Instrument No. 20130815-0086141, as amended in Instrument No. 20160411-0034654, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Ellen Morphis, unmarried by deed dated August 28, 2019 from James P. Craig and LaVerne G. Craig, Trustees of The Craig Family Revocable Living Trust U/A/D January 18, 2010, as amended and restated on December 13, 2017 of record in Instrument No. 20190830-0087656, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 104023J00500CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West Park Village, of record in Instrument No. 20130815-0086141, amended in Instrument No. 20160411-0034654, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20130815-0086141, as amended in Instrument No. 20160411-0034654, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 421, pages 82 & 83, Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument No. 20130320-0027610, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/11/23 (date of document).

Affiant Signature

5/11/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of May, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

