This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20719-MC

Karen Johnson Davidson County
Batch# 1003676 DEEDWARR
05/16/2023 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,324.23
20230516-0036433

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $357,900.00.

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2023.

Notary Public
My Commission Expires: 3/7/2026

GISSEL ROMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TCM Real Estate, LLC 333 Plus Park Boulevard Nashville, TN 37217	NEW OWNER	148 14 0 084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Michaels LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TCM Real Estate, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/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. 77 on the Plan of Blanchard Heights, as of record in Plat Book 2663, Pages 62 and 63, in the Register's Office for said County.

Said Lot No. 77 fronts 130 feet on the Southerly side of Packard Drive, and runs back between lines 250 feet on the Easterly line and 263.65 feet on the Westerly line which is a broken line to a dead line in the rear on which it measures 154.86 feet thereon.

Being the same property conveyed to The Michaels, LLC, by Substitute Trustee's Deed from Padgett Law Group, Substitute Trustee, of record in Instrument No. 20221219-0130965, in the Register's Office of Davidson County, Tennessee, dated November 04, 2022 and recorded on December 19, 2022. Further being the same property conveyed to Rosemond Carol Hughes, married, by Warranty Deed from Lillian R. King, of record in Book 10277, Page 702, in the Register's Office of Davidson County, Tennessee, dated November 27, 1996 and recorded on December 03, 1996.

This is ☒ improved or ☐ unimproved property located at: **4722 Packard Drive, Nashville, TN 37211**

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This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, 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. Whenever used, the singular number 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 this 10th day of May, 2023.

GRANTOR:

The Michaels LLC, a Tennessee Limited Liability Company

By: _____
Michael Hisham, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Michael Hisham, Member** the within named bargainor(s), 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 is the Member of **The Michaels LLC,** the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

w

WITNESS my hand and seal at office this 10th day of May, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

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Certificate of Authenticity

I, John Parker, 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 5/10/23.

Date

Affiant Signature

5/16/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16 day of May, 2023.

Jameka Braden
Notary's Signature

My Commission Expires: **9/21/25**
Date

Notary's Seal (if on paper)

