Karen Johnson Davidson County
Batch# 1006205 DEEDWARR
05/22/2023 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $886.15
20230522-0038455

Prepared By & Return To: City Title, LLC 301 Plus Park Boulevard Ste. 502 Nashville, TN 37217 CT-23-1810	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of May, 2023 Notary Public Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Center Court Properties, a Tennessee General Partnership 105 Mayme Court Madison, TN 37115	Center Court Properties, a Tennessee General Partnership 2130 Canady Ave Nashville, TN 37211	034 14 0 015.00

WARRANTY DEED

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, I/WE,

Malcolm Jackson Bunch, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Center Court Properties, a Tennessee General Partnership

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. 12 ON THE PLAN OF STANLEY HEIGHTS, AS OF RECORD IN BOOK 3300, PAGE 74, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 12 FRONTS 35.2 FEET ON THE SOUTHEASTERLY SIDE OF MAYME COURT AND EXTENDS BACK 110.3 FEET ON THE NORTHERLY LINE AND 94.7 FEET ON THE SOUTHWESTERLY LINE, TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, MEASURING 132.3 FEET THEREON.

BEING the same property conveyed by Cash Deed from Shaun Donovan, The Secretary of

Housing and Urban Development, of Washington, D.C. to Malcom Jackson Bunch, unmarried, recorded November 30, 2012, as Instrument No. 20121130-0109889 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $55,000.00.

Commonly Known As: 105 Mayme Court, Madison, TN 37115

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 105 Mayme Court, 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 and assigns forever; and we so 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. 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.

Dated this the 19th day of May, 2023.

Malcolm Jackson Bunch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2023, before me personally appeared Malcolm Jackson Bunch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2023.

Notary Signature
My commission expires: 5-9-2026

J MICHAEL COMBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/19/2023.

Affiant Signature – Joshua A. Terry

5/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/22/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON