Karen Johnson Davidson County
Batch# 1007875 DEEDWARR
05/25/2023 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $5,457.50
20230525-0039594

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,475,000.00.

Eve N. Bowers
Affiant

Subscribed and sworn to me on May 24, 2023.

C. Loy Carney
NOTARY PUBLIC
My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jacfranz J. Guiteau and Eve N. Bowers 5181 B Regent Drive Nashville, TN 37220	First Horizon Bank 12719 Cantrell Rd., Suite 200 Little Rock, AR 72223	160 03 0A 002.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, M&F Properties, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jacfranz J. Guiteau and Eve N. Bowers, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 5181 Regents Drive Commons, a Horizontal Property Regime with Private Elements of record at Instrument No. 20220126-0009577, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 5181 Regents Drive Commons, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220126-0009577, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
>
> Being a portion of the same property conveyed to M and F Properties, LLC, a Tennessee limited liability company by Warranty deed from Joyce D. Peacock, Trustee of the Binkley Family Trust of record in Instrument No. 20210714-0094933 Register's Office for Davidson County, Tennessee, dated July 13, 2021 and recorded on July 14, 2021.
>
> This is Improved property, known as 5181 B Regent Drive, Nashville, TN 37220.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on May 24, 2023.

M&F Properties, LLC

By: Derrick T. Fox, Member

By: Matthew A. McKinney, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Derrick T. Fox, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Member of M&F PROPERTIES, LLC, a Tennessee Limited Liability Company, and that as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Member.

Witness my hand and official seal on 05/24/2023.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Matthew A. McKinney, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Member of M&F PROPERTIES, LLC, a Tennessee Limited Liability Company, and that as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Member.

Witness my hand and official seal on 05/24/2023.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 24 day of May, 2023.

Affiant Signature
Date 05/ 25 /2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON