WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

DM-MC-23-1903

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1009261 **DEEDWARR**
05/31/2023 09 57 26 AM 2 pgs
Fees $13 00 Taxes $1,332 00

20230531-0040859

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
M & C Investments TN, LLC	**New Owner**	
(NAME)	(NAME)	**081 04 0 157 00**
3267 Lebanon Road	**New Owner**	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERRELL JACKSON HURT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **M & C INVESTMENTS TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Northerly 46 feet of the Southerly 96 feet of lot No 31 on the plan of D T. McGavock's Second Addition, of record Plat Book 21, Page 64, Register's Office for said County

According to a survey made by Hickerson and Miller Engineer's and Surveyors August 21, 1959, said part of lot No 31 fronts 46 feet on the South-Westerly side 4th Avenue and extends back between parallel lines 171 1 feet to an alley

Now Known as Lot 2, Plan of Resubdivision of Part of Lot No 31 D T McGavock 2nd Addition of record in Plat Book 2854, Page 107, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Sherrell Jackson Hurt, by Quitclaim Deed from Sherrell Jackson Hurt, Desarea Jackson, LaKisha Jackson and Descheta Jackson, of record in Instrument No 20180615-0057700, in the Register's Office of Davidson County, Tennessee, dated May 30, 2018 and recorded on June 15, 2018.

Further being the same property conveyed to Joseph Jackson and wife, Gladys R Jackson, by Installment Deed from Zelma Irene Watson, of record in Book 2959, Page 250, in the Register's Office of Davidson County, Tennessee, dated September 09, 1959 and recorded on September 10, 1959 The said Joseph Jackson died on September 20, 2012, then Gladys R. Jackson died October 06, 2017 intestate, devising subject property to Sherrell Jackson Hurt, Desarea Jackson, LaKisha Jackson and Descheta Jackson See Affidavit of Heirship recorded in Instrument Nos 20180517-0047427, 20180517-0047428 and 20180615-0057699

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Part of Lot No 31 D T McGavock 2nd Addition, as recorded in Plat Book 2854, Page(s) 107
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D T McGavocks Subdivision, as recorded in Plat Book 21, Page 64
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **1903 4th Avenue N, Nashville, Tennessee 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF MAY, 2023

Sherrell Jackson Hurt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRELL JACKSON HURT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26th of May, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212