Karen Johnson Davidson County
Batch# 1010521 DEEDWARR
06/02/2023 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230602-0041863

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $340,000

Affiant Signature

Subscribed and sworn to before me on this the 2 Day of June 2023

Notary Public

My Commission expires 1 / 6 / 25

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
M & C Investments TN, LLC
3267 Lebanon Road,
Lebanon, TN 3787
SEND TAX BILLS TO:
M & C Investments TN, LLC
3267 Lebanon Road,
Lebanon, TN 3787
MAP AND PARCEL NUMBER: Tax ID #: 086040B01000CO

WARRANTY DEED

23NT00569

Effective the 26 Day of May, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Angelia S. Holman, widow, as surviving tenant by the entirety

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

M & C Investments TN, LLC, a Tennessee Limited Liability Company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Section One, Sunset Oaks, of record in Plat Book 7900, Page 600, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed to Richard L. Holman and wife, Angelia S. Holman by Warranty Deed from Allen R. Black and Marjorie Black, husband and wife dated 10/21/2014 recorded 10/30/2014 in Book NA, Page NA, as Document Number 20141030-0100035, Register's Office for Davidson County, TN. Richard L. Holman died 4/7/2023 leaving Angelia S. Holman as surviving tenant by the entirety.

This is an improved property commonly known as: 5016 Sunset Way, Hermitage, TN 37076-4415

This conveyance is made subject to restrictions of record in book 9082, page 567 and document no. 201602090012575, Register's office for Davidson County, Tennessee.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 24 day of May, 2023

Angelia S. Holman

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Angelia S. Holman,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 26 day of May, 2023.

Notary Public

My commission expires: 3-3-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5/26/2023 (date of document).

Affiant Signature

6/2/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 of June, 2023

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025