Name and Address of New Owner:
Ryan Puckett
304 Elm Street
Nashville, TN 37115

Send Tax Bills To:
Alameda Mortgage Company
1475 N. Broadway, Suite 310
Walnut Creek, CA 94596

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road #204
Ashland City, TN 37015

Map & Parcel No: 043-13-043-600

Karen Johnson Davidson County
Batch# 1014249 DEEDWARR
06/12/2023 03:00:53 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230612-0044708

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MPES2, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Puckett, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30 of Block I on the Plan of Forest Park Subdivision at Madison Tennessee of record in Plat Book 843, Page 44, 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 conveyed to MPES2, LLC, a Tennessee limited liability company by Quitclaim Deed from MPES2, LLC, a Tennessee limited liability company, dated May 11, 2023 and recorded May 15, 2023 as Instrument No. 20230515-0036311, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8 day of June, 2023.

MPES2, LLC, a Tennessee Limited Liability Company

By: W. Russell Bennett

W. Russell Bennett, Sole Member

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD ss. Greenwich (Town/City)

On this the 8th day of June, 2023, before me personally appeared W. Russell Bennett, Sole Member of MPES2, LLC, who acknowledged himself to be the Sole Member of MPES2, LLC, a Tennessee Limited Liability Company, and that he, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Sole Member.

In witness whereof I hereunto set my hand.

Bryan Rodriguez
Signature of Notary Public

Date Commission Expires: November 30 2027

BRYAN JOSEPH RODRIGUEZ
Notary Public
Connecticut
My Commission Expires Nov 30 2027

BRYAN JOSEPH RODRIGUEZ NOTARY PUBLIC CONNECTICUT

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $355,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this 8th day of June, 2023.

Notary Public
My Commission Expires:

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024