Karen Johnson Davidson County
Batch# 1016068 DEEDWARR
06/16/2023 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20230616-0046173

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

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

File #23-KA-1116-V

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
McGraw 3 Tennessee Investment Services Trust -and- McGraw 5 Tennessee Investment Services Trust	**Same as New Owner**	
(NAME)	(NAME)	
1116 Sigler Street		**093-13-2B-003.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **MAVERICK SIGLER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA L. LANAI, TRUSTEE OF MCGRAW 3 TENNESSEE INVESTMENT SERVICES TRUST AGREEMENT DATED JULY 30, 2020, AND TIMOTHY M. LANAI, TRUSTEE OF MCGRAW 5 TENNESSEE INVESTMENT SERVICES TRUST AGREEMENT DATED OCTOBER 7, 2022** 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:

Land situated in Davidson County, Tennessee, being Unit 3, as established in Declaration of Covenants, Conditions and Restrictions for Maverick Row, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171207-0125206, amended at Instrument Nos. 20180118-0005412 and 20190627-0062170, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "A-1" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Maverick Sigler, LLC a Tennessee limited liability company by Special Warranty Deed from Alice D. Fanning and Bobby D. Fanning, wife and husband of record in Instrument No. 20160916-0097811 Register's Office for Davidson County, Tennessee, dated September 15, 2016 and recorded on September 16, 2016.

Being a portion of the same property conveyed to Maverick Sigler, LLC, a Tennessee limited liability company by Special Warranty Deed from Angela B. Parks of record in Instrument No. 20170109-0002518 Register's Office for Davidson County, Tennessee, dated January 06, 2017 and recorded on January 09, 2017.

Being a portion of the same property conveyed to Maverick Sigler, LLC, a Tennessee limited liability company by Quitclaim Deed to Combine Property into One Map and Parcel Number from Maverick Sigler, LLC, a Tennessee limited liability company of record in Instrument No. 20171207-0125207 Register's Office for Davidson County, Tennessee, dated December 07, 2017 and recorded on December 07, 2017.

This conveyance is subject to:

* Taxes for the year 2023, a lien not yet due and payable.
* Plan of record in Plat Book 161, Page 61, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument No. 20171207-0125206, amended at Instrument No. 20180118-0005412 and Instrument No. 20190627-0062170, Register's Office for Davidson County, Tennessee.
* Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171002-0100412, in the Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 4220, Page 273 and Book 4674, Page 429, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1116 Sigler Street, Nashville, TN 37203**.

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 16th day of June, 2023.

Maverick Sigler, LLC, a Tennessee Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared LOY CARNEY of MAVERICK SIGLER, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of MAVERICK SIGLER, LLC, the within named bargainor, a Limited Liability Company, and that such LOY CARNEY of MAVERICK SIGLER, LLC, as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as AUTHORIZED AGENT.

Witness my hand this 16 day of JUNE, 2023.

_____
Notary Signature
My commission expires: _____

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 16th day of June, 2023.

Affiant Signature
Date 6-16-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026