Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

RSA to:

Name and Address of New Owner:
Collin Phillip Neal and Rebecca Patrice Wigger
312 Elm Street
Madison, TN 37115

Send Tax Bills To:
Collin Phillip Neal and Rebecca Patrice Wigger
312 Elm Street
Madison, TN 37115

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

Karen Johnson Davidson County
Batch# 1031159 DEEDWARR
07/26/2023 02:03:10 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20230726-0057715

Map & Parcel No: 043-13-0-370.00

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, L.L.C., 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 **Rebecca P. Wigger and Collin P. Neal, both unmarried, as joint tenants with right of survivorship**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 32 of Block I on the plan of Forest Park Subdivision, Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to W. C. Henry by Warranty Deed from William Henry Phelan and wife Ernestine Phelan of record in Book 1810, Page 116, Register's Office for said County. Said W. C. Henry, being the same person as William Calvin Henry, died in May of 1980, unmarried and intestate, survived by his only child Pearl Henry Weaver as his sole heir at law. Pearl Henry Weaver was predeceased by her husband Clay Weaver on May 9, 2002, and died, unmarried, on May 7, 2007, survived by her only did, Joyce Evelyn Fortner, as her sole heir at law. The Last Will and Testament of Pearl H. Weaver, of record in Docket No. 07P-1169 in the Probate Court for Davidson County, Tennessee, devises said property to Joyce Evelyn Fortner. Pearl H. Weaver and Pearl Henry Weaver are one and the same person.

Being a portion of the same property conveyed to MPES2, LLC, a Tennessee limited liability company, by Warranty Deed from Music City Financial LLC, dated July 7, 2022, and recorded July 8, 2022, as Instrument No. 20220708-0079104, Register's Office for Davidson County, Tennessee. Further 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. 20230515-0036312, Register's Office for Davidson County, Tennessee.

Being also known as 312 Elm Street, Nashville, Tennessee 37115.

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 Grantees, and the Grantees' 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 24th day of July, 2023.

BRYAN JOSEPH RODRIGUEZ NOTARY PUBLIC CONNECTICUT

MPES2, L.L.C., a Tennessee Limited Liability Company

By: W. Russell Bennett

W. Russell Bennett, Managing Member

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

On this the 24th day of July, 2023, before me, a Notary Public, the undersigned officer, personally appeared W. Russell Bennett, Managing Member of MPES2, L.L.C., who acknowledged himself to be the Managing Member of MPES2, L.L.C., a Tennessee Limited Liability Company, and that he, as such Managing 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 Managing Member.

In witness whereof I hereunto set my hand.

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

Signature of Notary Public
Date Commission Expires: November 30 2027

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 $340,000.00, 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 26th day of July, 2023.

APRIL BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SMITH COUNTY

Signature of Notary Public
My Commission Expires: 4-19-2025