JH2023-748

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1032363 **DEEDWARR**
07/31/2023 10:06:08 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20230731-0058710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF July 2023

Notary Public

MY COMMISSION EXPIRES: 6/29/27
(AFFIX SEAL)

JOANNA J. HERMANSTORFER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MPR9, LLC		
(NAME) 6371 Alamo Place	(NAME) same as new owner	Portion of 091-09-0-237.0
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LARIMORE & LYONS, LLC, CASH BALANCE PLAN TWO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MPR9, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit No(s). B, on the Plan of Homes at 6369 and 6371 Alamo Place, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" Declaration of Covenants, Conditions, and Restrictions, of Homes at 6369 and 6371 Alamo Place, of record in Instrument No. 20230614-0045422, 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 a portion of the same property conveyed to Haley Durham Larimore by Warranty deed from James Nathan Anderson and Rhonda Sue Anderson, husband and wife, of record as Instrument Number 20220505-0052158, Register's Office for Davidson County, Tennessee, dated May 4, 2022 and recorded on May 5, 2022.

Being a portion of the same property conveyed to Larimore & Lyons, LLC, Cash Balance Plan Two by Quitclaim deed from Haley Durham Larimore of record as Instrument Number 20221209-0128209, Register's Office for Davidson County, Tennessee, dated December 8, 2022 and recorded on December 9, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6371 Alamo Place, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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.

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Witness my hand this 25 day of July, 2023

LARIMORE & LYONS, LLC,

BY: Mark A. Larimore

MARK LARIMORE, AS AGENT

STATE OF ~~TENNESSEE~~ Alabama

COUNTY OF ~~DAVIDSON~~ Montgomery

Before me, the undersigned notary public of the state and county aforementioned, personally appeared **Mark Larimore, as Agent** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of **LARIMORE & LYONS, LLC, ***

and that he as such Authorized Agent of **LARIMORE & LYONS, LLC,*** executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of **LARIMORE & LYONS, LLC. ***

Witness my hand and official seal this 25 day of July, 2023.

Commission expires: 1/24/24

Rachel Farquhar
Notary Public

* Cash Balance Plan Two

