Name and Address of New Owner and
Send Tax Bills To:
Music City Financial, LLC
828 ROYAL PKWY #204
NASHVILLE, TN 37214

Karen Johnson Davidson County
Batch# 1032756 DEEDWARR
07/31/2023 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $247.90
20230731-0058967

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

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, 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 **Music City Financial, LLC, a Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 31 of Block I on the Plan of Forest Park Subdivision at Madison 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 a portion of the same property conveyed to MPES2, LLC, a Tennessee limited liability company by Warranty deed from Music City Financial LLC of record in Instrument No. 20220708-0079104 Register's Office for Davidson County, Tennessee, dated July 7, 2022 and recorded on July 08, 2022.

Being the same property conveyed to MPES2, LLC, a Tennessee limited liability company by Quitclaim deed from MPES2, LLC, a Tennessee limited liability company of record in Instrument No. 20230605-0042288 Register's Office for Davidson County, Tennessee, dated June 02, 2023 and recorded on June 05, 2023.

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 ~~31st~~ 27th day of July, 2023.

MPES2, LLC, a Tennessee Limited Liability Company

By: W. Russell Bennett
William Russell Bennett, Sole Member

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

On this the ~~31st~~ 27th day of July, 2023, before me, Bryan Rodriguez, the undersigned officer, personally appeared William Russell Bennett, Sole Member of MPES2, LLC, who acknowledged himself to be the Sole Member of MPES2, LLC, a TN 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 JOSEPH RODRIGUEZ
Notary Public
Connecticut
My Commission Expires Nov 30, 2027

Bryan Rodriguez
Signature of Notary Public

Date Commission Expires: November 30, 2027

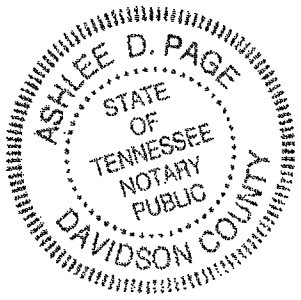
AFFIDAVIT OF VALUE

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 $67,000.00, 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 31st 27th day of July, 2023.



Signature of Notary Public

Date Commission Expires: 9/7/2026

Certificate of Authenticity

I, Holly A Mason, 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 7/27/23.

Affiant Signature

7/31/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 31 day of July, 2023.

Notary's Signature

(Notary Seal)

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25