WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Karen Johnson Davidson County
Batch# 1046235 DEEDWARR
09/05/2023 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20230905-0069339

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2023070111

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mc2 Development LLC	Same As New Owner	
(NAME)	(NAME)	
601 Arkland Pl.		092-06-0-631.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 Dollars ($135,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KENDRA SUGGS RICHARDSON, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mc2 Development, LLC** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 36, as shown on the map entitled G. W. Ashcroft Subdivision of Lot 11 in the Boyd McNairy Tract, of record in Book 57, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 36 fronts 35 feet on the north side of Batavia Street and runs back between parallel lines 104 feet to an alley.

Being the same property conveyed to LEO DONALD SUGGS, by deed from SHAW C. BROOKS, JR. AND WIFE, LILLIAN BROOKS, of record in Book 5220, page 86, dated December 21, 1976, said Register's Office. The said Leo Donald Suggs having since died intestate on or about October 8, 2021 leaving DOROTHY MARIE SUGGS AND KENDRA RICHARDSON HEIRS AT LAW OF LEO DONALD SUGGS said property.

For further reference see affidavit of heirship of record in Instrument No. 20221129-0125106, said Register's Office. The said Dorothy Marie Suggs having since died intestate on or about July 14, 2022 leaving KENDRA RICHARD HEIR AT LAW OF DOROTHY MARIE SUGGS, said property. For further reference see affidavit of heirship of record in Instrument No. 20221129-0125107, said Register's Office.

This has never been marital property for the Grantor.

This is unimproved property, known as 2430 Batavia Street, Nashville, TN 37208
(House No.) (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.

Executed by my hand this 31st Day of AUGUST 2023.

Kendra S Richardson

Kendra Suggs Richardson

STATE OF Texas

County OF Harris

Before me, John Louis Williams JR, a Notary Public for the above State and County, do hereby certify that Kendra Suggs Richardson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

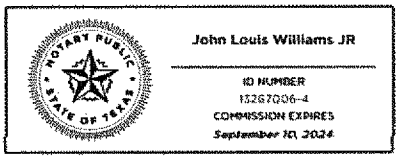
Witness my hand and official seal, this 31st Day of AUGUST 2023.

Notary Public
Notarized online using audio-video communication

My Commission Expires: 09/10/2024

(SEAL)

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211



Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 8/31/2023

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 08-31-2023

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 08-31-2023

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

