Karen Johnson Davidson County
Batch# 1050324 DEEDWARR
09/15/2023 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $11,470.00
20230915-0072480

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-3401

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of September, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
William George Greig 1314 Jo Johnston Avenue Nashville, TN 37203	New Owner	092-08-0-071.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Mogality LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William George Greig, a single man

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 134, Samuel Watkin's Estate as shown on Plat of Record in Plat Book 57, Page 13 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Further described as the following:

BEGINNING at a 1/2-inch rebar found at the intersection of the eastern right-of-way of S. 14th Avenue North (50' R/W) and the southern right-of-way of Milson Street (30' R/W), being the northwest corner of the JCM Investments, LLC, property, thence along the southern right-of-way of Milson Street North 62° 14' 52" East, 49.95 Feet to a 5/8-inch rebar found; thence leaving said right-of-way and along the southwestern line of the Barry L. Walker property with a bearing of South 28° 15' 06" East, 176.94 Feet to a 5/8-inch rebar found on the northern right-of-way of Jo Johnston Avenue (50' R/W); thence along the northern right-of-way of Jo Johnston Avenue South 62° 12' 06" West, 50.10 Feet to a mag nail found at the intersection of the northern right-of-way Jo Johnston Avenue (50' R/W) and the eastern right-of-way of 14th Avenue North (50' R/W); thence along the eastern right-of-way of 14th Avenue North 28° 12' 10" West, 176.98 Feet to a 1/2 inch rebar found ; said point being the point of beginning and containing 0.20 Acres, more or less, as surveyed by Christopher R. Conrad, Tennessee Registered Land Surveyor Number 2166, of L.l. Smith & Associates, 302 North Caldwell Street, Paris, TN 38242, August 24, 2021. Bearings are based upon Tennessee State Plane Coordinate System, NAD 83.

As described according to a survey prepared by Christopher R. Conrad, TN Reg. No. 2166, L. I. Smith and Associates, Inc., dated September 2, 2021, Project No. 210628.

Being the same property conveyed to Mogality LLC, a Tennessee limited liability company from JCM Investments, LLC, a Tennessee series limited liability company by Special Warranty Deed of record in Instrument No. 20211210-0164197 and by Quitclaim Deed of record in Instrument No. 20211210-0164198, Register's Office for Davidson County, Tennessee, dated December 7, 2021 and recorded on December 10, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1314 Jo Johnston Avenue, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 8th day of September, 2023.

Mogality LLC, a Tennessee Limited Liability Company

By: _____
Turner Nashe, Managing Member

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILLIAMSON~~ Brazoria

Before me, Marie Ward of the state and county mentioned, Virtually appeared Turner Nashe, Managing Member of Mogality 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 Managing Member of Mogality LLC, the within named bargainor, a Limited Liability Company, and that such Turner Nashe, Managing Member of Mogality LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Pearland, TX, this 8th day of September, 2023.

Marie Ward
Notary Signature

Printed Name: Marie Ward

My commission expires: 10/24/2023

NOTARY PUBLIC STATE OF TEXAS
Marie Ward
ID NUMBER
13222394-9
COMMISSION EXPIRES
October 24, 2023

Notarized online using audio-video communication

Certificate of Authenticity

I, Joshua A. Terry, 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 9/8/2023.

Affiant Signature – Joshua A. Terry

9/12/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/12/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27