RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QRPS-17526-2023

Karen Johnson Davidson County
Batch# 1059961 DEEDWARR
10/12/2023 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20231012-0079947

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of Oct, 2023

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MPES2, LLC AND TAG REALTY, LLC 39 Halsey Dr. Old Greenwich, CT 06870	Same address as new owner	162-03-0-381.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($330,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TERRY R. CHAPMAN, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MPES2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND TAG REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Haywood Hills, Section 5, of record in Book 4675, pages 143 and 144, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terry R. Chapman from Deborah G. Brackeen by Warranty Deed dated April 18, 2016 and recorded April 20, 2016 in Instrument #20160420-0038381, said Register's Office.

This is neither the principal residence of the Grantor, nor his spouse, nor any dependents

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X_ improved property, known as: **4920 Algonquin Trail, Antioch, TN 37013**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 4 day of October, 2023

GRANTOR(S)

Terry R. Chapman

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public, Terry R. Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4 day of October, 2023.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 5, 23 (date of document).

Jennifer L. Pennell

Oct. 11, 23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of Oct, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026