Return to:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#16992

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

T-VRG-23-5016

Karen Johnson Davidson County
Batch# 1060317 DEEDWARR
10/13/2023 09 56 43 AM 2 pgs
Fees $13 00 Taxes $2,036.85

20231013-0080247

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Jimeya L. Nash	SWBC Mortgage Corp	
(NAME)	(NAME)	**086-04-0B-010 00-CO**
5016 Sunset Way	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **M & C INVESTMENTS TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JIMEYA L. NASH, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 11 on the Plan of Section One, Sunset Oaks of record in Plat Book 7900, Page 600, as corrected by Surveyor's Certificate of Correction of record in Book 9092, Page 376, 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 the same property conveyed to M & C Investments TN, LLC, a Tennessee Limited Liability Company by Warranty deed from Angelia S Holman, a widow, as surviving tenant by the entirety of record in Instrument No 20230602-0041863 Register's Office for Davidson County, Tennessee, dated May 26, 2023 and recorded on June 2, 2023

This conveyance is subject to
- Taxes for the year 2024, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 600, as corrected by Surveyor's Certificate of Correction of record in Book 9092, Page 376, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the amended PUD Boundary Plat of record in Plat Book 7900, Page 488 and Plat Boo 7900, Page 808, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9082, Page 567 and Amendment to the By-Laws recorded in Instrument No 20160209-0012575, Register's Office for Davidson County, Tennessee
- Charter of Sunset Oaks Property Owners Association of record in Instrument Number 19991207-0300671, in the Register's Office for Davidson County, Tennessee
- Common Area Conveyance of record in Book 10257, Page 139, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 9086, Page 748, in the Register's Office for Davidson County, Tennessee
- Easement to BellSouth Telecommunications of record in Book 9229, Page 165, in the Register's Office for Davidson County, Tennessee
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **5016 Sunset Way, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this the ____ DAY OF OCTOBER, 2023

M & C Investments TN, LLC, a Tennessee limited liability company

BY _____
Mack McClung
Member

BY _____
Christy Frewin
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACK MCCLUNG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of M & C INVESTMENTS TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 11th of October, 2023

Brian D Mitchell
Notary Public
My Commission Expires 03/09/2027
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTY FREWIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of M & C INVESTMENTS TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 11th of October, 2023

Brian D Mitchell
Notary Public
My Commission Expires 03/09/2027
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212