Karen Johnson Davidson County
Batch# 1064059 DEEDWARR
10/23/2023 02 57.13 PM 5 pgs
Fees $28 00 Taxes. $1,202.50
20231023-0082988

Return to·
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-HRE-23-3336

PREPARED BY ~~& RETURN TO~~·
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES 7/9/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

04-NSH23-05553

Address of New Owner.	Send Tax Bills to:	Tax Information·
MC Partners TN, LLC a Tennessee limited liability company 115 Slayden Road Moscow, TN 30057	New Owner	133 07 0 138 00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brenda Tosh Sullivan, married, Teresa Lynn Michaelson, unmarried, and Pamela Dianne Birkner, married, devisees of the Estate of Rupert Tosh**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MC Partners TN, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors 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 No 66 on the Plan of Section 1, Glencoe Acres of record in Plat Book 1835, Page 136, 137 and 138, 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 Rupert Tosh and wife, Dorothy Tosh by Warranty deed from Edward D Pitts and wife, Frances Ann Pitts of record in Book 3400, page 345, Register's Office for Davidson County, Tennessee, dated June 8, 1962 and recorded on June 13, 1962

Dorothy Tosh died on or about November 1, 1984, leaving Rupert Tosh as the surviving tenant by the entirety

Rupert Tosh died on or about January 1, 1994, his estate being administered through Davidson County Probate Court, Docket No 94P47 Last Will and Testament of Rupert Tosh being recorded in Will Book 188, page 318 in Probate Court and also recorded in Book 9862, page 621, in the Register's Office for Davidson County, Tennessee Subject property being devised to the three children of Rupert Tosh being, Brenda Tosh Sullivan, Teresa Lynn Michaelson, and Pamela Dianne Birkner, with Life Estate reserved for Peggy Jean Tosh

Being the same property conveyed to Brenda Tosh Sullivan, Teresa Lynn Michaelson and Pamela Dianne Birkner by Quitclaim Deed from Peggy Jean Tosh, widow of Rupert Tosh of record instrument number * , Register's Office for Davidson County, Tennessee, dated February 17, 2023

* 20231023-0082985

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This property is improved property known as 3336 Goodland Road, Nashville, TN 37211

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, successors and assigns, forever Grantors covenant with Grantees that Grantors are lawfully seised 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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

WITNESS my hand this 18th day of October, 2023

Brenda Tosh Sullivan by JL Lester BL, attorney in fact
Brenda Tosh Sullivan
By John Lester Birkner, Attorney-in-fact

Teresa Lynn Michaelson
By Jay Howard Michaelson, Attorney-in-Fact

Pamela Dianne Birkner
Pamela Dianne Birkner

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John Lester Birkner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged he/she is the attorney in fact for Brenda Tosh Sullivan and that he/she is authorized Brenda Tosh Sullivan to execute this instrument on his/her behalf

Witness my hand and seal at Smyrna, Tennessee, this 18th day of October, 2023

Robin Zaleski
Notary Public

09/21/2024
My Commission Expires

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jay Howard Michaelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Teresa Lynn Michaelson and that he/she is authorized by Teresa Lynn Michaelson to execute this instrument on his/her behalf

Witness my hand and seal at _____, _____, this _____ day of _____, 20___

_____
Notary Public

My Commission Expires _____

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Pamela Dianne Birkner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Smyrna, Tennessee, this 18th day of October, 2023

Robin Zaleski
_____
Notary Public

My Commission Expires 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3336 Goodland Road, Nashville, TN 37211

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, successors and assigns, forever Grantors covenant with Grantees that Grantors are lawfully seised 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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

WITNESS my hand this 18 day of October, 2023

_____
Brenda Tosh Sullivan
By John Lester Birkner, Attorney-in-fact

Teresa Lynn Michaelson by Jay Howard Michaelson Attorney in fact
Teresa Lynn Michaelson
By Jay Howard Michaelson, Attorney-in-Fact

_____
Pamela Dianne Birkner

STATE OF TENNESSEE

COUNTY OF_____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John Lester Birkner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged he/she is the attorney in fact for Brenda Tosh Sullivan and that he/she is authorized Brenda Tosh Sullivan to execute this instrument on his/her behalf

Witness my hand and seal at _____, Tennessee, this _____, day of _____, 2023

_____
Notary Public

_____
My Commission Expires

STATE OF Michigan

COUNTY OF Osceola

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jay Howard Michaelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Teresa Lynn Michaelson and that he/she is authorized by Teresa Lynn Michaelson to execute this instrument on his/her behalf

Witness my hand and seal at Reed City, Oct, this 18 day of Oct, 2023

Barbara Higley
Notary Public

My Commission Expires Jan 19, 2029

BARBARA HIGLEY
Notary Public - State of Michigan
County of Mecosta
My Commission Expires Jan 19, 2029
Acting in the County of Osceola

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Pamela Dianne Birkner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at _____, Tennessee, this _____ day of _____, 20____

_____
Notary Public

My Commission Expires _____