RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1070366 DEEDWARR
11/13/2023 11:36:47 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20231113-0088132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF NOVEMBER 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Mitchell Productions Inc	Same as New Owner	
(NAME)	(NAME)	
729 Hardys Ct.		059-15-0-139.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DANA LAQUANA NERO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIO MITCHELL PRODUCTIONS INC**, 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:

Situated and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 240 on the plan of Haynes Manor Subdivision, Section II as of record in Book 3700, Page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 240 fronts 70.00 feet on the Southerly margin of Ringgold Drive, thence back 136.4 feet along the Westerly line and 144.4 feet along the Eastlery line to a dead line in the rear measuring 94.4 feet thereon.

Being the same property conveyed to Dana Laquana Nero and Jannie Delois Nero by Warranty deed from Derhonda Black, unmarried of record in Instrument No. 20100930-0078110 Register's Office for Davidson County, Tennessee, dated September 28, 2010 and recorded on September 30, 2010. Jannie Delois Nero has since died intestate on December 11, 2016.

See affidavits of heirship of record in Instrument Nos. 20231113-0088127, 20231113-0088128, 20231113-0088129, & 20231113-0088130 **in the Register's Office for Davidson County, Tennessee.**

Being the same property conveyed from Trey Wilson and Cedrick Wilson by quitclaim deed to Dana Laquana Nero of record in Instrument No. 20231113-0088131 **in the Register's Office for Davidson County, Tennessee.**

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

unimproved
This is improved x property, known as 707 Ringgold Drive, Nashville, TN 37207
(House Number) (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.

Witness my hand this 9th day of November, 2023

DANA LAQUANA NERO

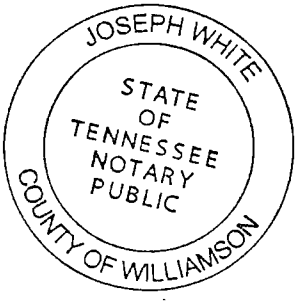
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Laquana Nero, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of November, 2023.

Commission expires: 4/27/2025



Notary Public