Name and Address of New Owner:
Derek Bragg Harvey and Sarah Renee Harvey
233 Wheeler Avenue
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: P/O 133-06-0-169

Karen Johnson Davidson County
Batch# 1077243 DEEDWARR
12/01/2023 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20231201-0092960

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **M&F Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Derek Bragg Harvey, and Sarah Renee Harvey, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 233 Wheeler Avenue Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 233 Wheeler Avenue Commons, a Horizontal Property Regime, of record in Instrument Number 20230816-0063866, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to M & F Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated September 30, 2022 from Anthony E. Johnson and wife, Regina S. Johnson, recorded October 5, 2022 in Instrument No. 20221005-0109791 in the Register's Office.

Being the same property conveyed to Anthony E. Johnson and wife, Regina S. Johnson, by Warranty Deed dated May 24, 2002 from Steve D. Osborn, recorded June 11, 2002 in Instrument No. 20020611-0070838 in the Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of December, 2023.

M&F Properties, LLC, a Tennessee Limited Liability Company

By: D.T.F. 12/1/2023
Derrick T. Fox, Member

By: 12/1/2023
Matthew A. McKinney, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Derek T. Fox and Matthew A. McKinney, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Members of M&F Properties, LLC, the within named bargainor, and as such Members being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of M&F Properties, LLC, by themselves as Members.

Witness my hand and seal, at office in Davidson County, this 1st day of December, 2023.

Mary E. Jones
Notary Signature

My commission expires: 5/9/26

MARY E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $499,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of December, 2023.

Mary E. Jones
Notary Signature
My commission expires: 5/9/26

MARY E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/01/23 (date of document).

Regina Sullo
Affiant Signature

December 1, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 1st day of December, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

