# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1078824 DEEDWARR
12/05/2023 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20231205-0094067

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF ~~NOVEMBER~~ December, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-17538NSH

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Jon E. Gothold and Katherine Rose Huntoon | New Owner | 11513004800 |
| (NAME) | (NAME) | |
| 6720 Rodney Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Twenty Thousand And No/100 Dollars ($920,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **M.S. ASSET MANAGEMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon E. Gothold and Katherine Rose Huntoon, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No 186 on the Plan of West Meade Hills, Section Eight, as shown on plat of record in Plat Book 3600, pages 61 and 62, Register's Office for Davidson County, Tennessee

Said Lot No 186 fronts 109 0 feet on the southeasterly side of Rodney Court and extends back between lines measuring 886 39 feet on the northeasterly side and 901 3 feet on the southwesterly side to a broken line in the rear on which it measures 288 17 feet

Being the same property conveyed to M.S. Asset Management LLC by Warranty Deed from CR3ATE Investments, LLC dated 06/30/2023 and recorded on 07/05/2023 in Instrument No. 20230705-0051246, in the Registers Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6720 Rodney Court, Nashville, TN 37205
(House No.) (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 successors 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 our hands this 30th day of November, 2023.

**M.S. Asset Management LLC, a Tennessee limited liability company**

**BY:** _____
**Mandela Shaw**
**Sole Member**

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mandela Shaw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **M.S. Asset Management LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office this day and year above written.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____ My commission expires: 8/3/26
NOTARY PUBLIC

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 11/30/23 (date of document).

Jennifer Russell
Affiant Signature

12/5/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of December 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

