This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1088232 DEEDWARR
01/03/2024 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20240103-0000745

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $450,000

Affiant Signature

Subscribed and sworn to before me on this the 28 Day of DEC, 2023.

Notary Public

My Commission expires 1/25/26

ED HUNGERFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Paton Fellows and Eric C Conklin
1212 Goodmorning Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Paton Fellows and Eric C Conklin
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 04107000400

WARRANTY DEED
23NT01234

Effective the 28 Day of DEC, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MRM DREAM HOME LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ERIC CURTIS CONCKLIN AND PATON FELLOWS, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Bell Knob Subdivision as of record in Book 2854, Page 116, Register's Office of Davidson County, Tennessee.
Said Lot No. 14 fronts 130.6 feet on the northerly margin of Goodmorning Drive and runs back between lines measuring 283.9 feet on the easterly side and 274 feet on the westerly side to a dead line in the rear on which it measures 183.0 feet.

Being the same property conveyed to MRM Dream Homes, LLC, a Tennessee limited liability company from Julia Gifford, by Warranty Deed dated 09/15/2023 and recorded 09/19/2023 in Instrument No. 20230919-0073308, Register's Office of said County.

Being the same property conveyed to Julia Gifford by deed from William E. Reding, dated May 17, 2019 and recorded May 21, 2019 as of record in Instrument No. 20190521-0047651, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William E. Reding from Dorothy W. Reding, by Quitclaim Deed dated 05/20/1976 and recorded 04/04/1977 in Book 5130, page 739, Register's Office of said County.

Being the same property conveyed to Douglas R. Berry from William E. Reding, by Quitclaim Deed dated 02/19/1975 and recorded 03/14/1975 in Book 4896, page 399, Register's Office of said County and further conveyed to William E. Reding and wife, Dorothy W. Reding, as tenants by the entirety and not as joint tenants.
Being the same property conveyed to William E. Reding from TI Home Transfer Service Corporation, by warranty Deed dated 01/30/1973 and recorded 02/05/1973 in Book 4678, page 614, Register's Office of said County.

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This is an improved property commonly known as: 1272 Goodmorning Drive, Nashville, TN ~~37087~~ 37207

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 28 day of DEC, 23

Romany Rezk, member
Romany Rezk, Member

MILAD SHEHAT - MEMBER
Milad Shehat, Member

MATTA HANNA, MEBER
Matta Hanna, Member

State of TN }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Romany Rezk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of MRM Dream Home, LLC, the within named bargainer, a corporation, and that such ~~officer~~, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 28 day of DEC, 2023.

Notary Public
My commission expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

State of TN }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Milad Shehat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of

MRM Dream Home, LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 28 day of DEC, 2023.

Notary Public
My commission expires: 1/25/26

ED HUNSECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

State of TN }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Matta Hanna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of MRM Dream Home, LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 28 day of DEC, 2023.

Notary Public
My commission expires: 1/25/26

ED HUNSECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 28th day of December, 2025.

K. Thomas Sidwell
Date: 1/3/24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 3rd day of January, 2024.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

