Karen Johnson Davidson County
Batch# 1088699 DEEDWARR
01/05/2024 08:14:30 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20240105-0001021

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-4917

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of January, 2024

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jonathan Lee and Jennifer Lee 10 Middleton Street Nashville, TN 37210	Edmonton State Bank 250 West Broadway Gallatin, TN 37066	093-11-0C-039.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

MMRFT, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Lee and Jennifer Lee, 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 all of Unit No. 39, on the plan of Rutledge House Condominiums, of record in Plat Book 11700, Page 26, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description and being further established by the Master Deed of record in Book 11687, Page 739, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners and the Bylaws of the Association of Owners.

Being the same property conveyed to MMRFT, LLC by Warranty Deed from New Direction IRA, Inc. FBO David Andrew Jaap IRA of record in Instrument No. 20200918-0107093 Register's Office for Davidson County, Tennessee, dated September 14, 2020 and recorded on September 18, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 10 Middleton Street, Nashville, TN 37210

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 so 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.

Dated this the 3rd day of January, 2024.

MMRFT, LLC, a Tennessee Limited Liability Company

By: Robert Jacobsen, Member
Robert Jacobsen, Member

By: Michael Fink, Jr.
Michael Fink, Jr, Member

By: Michael Hannold
Michael Hannold, Member

STATE OF Texas
COUNTY OF Brazoria

Before me, Marie Ward of the state and county mentioned, virtually appeared Robert Jacobsen, Member of MMRFT, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member, of MMRFT, LLC, the within named bargainor, a Limited Liability Company, and that such Robert Jacobsen, Member of MMRFT, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Brazoria County, TX, this 3rd day of January, 2024.

Marie Ward
Notary Signature

Printed Name: Marie Ward

My commission expires: 10/24/2027

NOTARY PUBLIC STATE OF TEXAS
Marie Ward
ID NUMBER
132223949
COMMISSION EXPIRES
October 24, 2027

Notarized online using audio-video communication

STATE OF Texas
COUNTY OF Harris

Before me, Alexis Trice of the state and county mentioned, virtually appeared Michael Fink, Jr., Member of MMRFT, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member, of MMRFT, LLC, the within named bargainor, a Limited Liability Company, and that such Michael Fink, Jr., Member of MMRFT, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in N/A, this 3rd day of January, 2024.

Alexis Trice
Notary Signature

Printed Name: Alexis Trice

My commission expires: 11/17/2025

NOTARY PUBLIC STATE OF TEXAS
Alexis Trice
ID NUMBER
133454288
COMMISSION EXPIRES
November 17, 2025

Notarized online using audio-video communication

STATE OF Texas
COUNTY OF Johnson

Before me, Samuel Perry Notary Public, State of Texas of the state and county mentioned, virtually appeared Michael Hannold, Member of MMRFT, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member, of MMRFT, LLC, the within named bargainor, a Limited Liability Company, and that such Michael Hannold, Member of MMRFT, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Johnson, this 3rd day of January, 2024.

Samuel Perry
Notary Signature

Printed Name: Samuel Perry

My commission expires: 12/21/2024

NOTARY PUBLIC STATE OF TEXAS

Samuel Perry

ID NUMBER
13283508-4
COMMISSION EXPIRES
December 21, 2024

Notarized online using audio-video communication

Certificate of Authenticity

I, Joshua A. Terry, 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 1/3/24.

Affiant Signature – Joshua A. Terry

1/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/4/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27