Karen Johnson Davidson County
Batch# 1089130 DEEDQC
01/05/2024 02:38:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240105-0001237

QUITCLAIM DEED
(undivided one-half interest)

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF January, ~~2023~~ 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

AUDREY M PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2026

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
M&W Investment Group, LLC	M&W Investment Group, LLC	51 134
(NAME)	(NAME)	
1390 W College St.	1390 W College St	
(ADDRESS)	(ADDRESS)	
Greenbrier TN 37073	Greenbrier TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20232155

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jarratt Builders, LLC**, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim **an undivided one-half interest** unto **M&W Investment Group, LLC**, hereinafter called the **GRANTEE**, their heirs and assigns, forever, all right, title and said interest in said land in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 8th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEING Units A and B of 333 Walton Lane Homes, a Horizontal Property Regime with Private Elements and described in a Declaration of Covenants, Conditions and Restrictions for 333 Walton Lane Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230622-0047229, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 333 Walton Lane Homes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "A" to said Declaration appearing of record as Instrument No. 20230622-0047229, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

BEING the same property conveyed to Jarrat Buildings, LLC by Warranty Deed from Maulice R. Calhoun and MPG Marketing, LLC dated March 31, 2023 and filed of record in Instrument 20230403-0023933, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 333A and 333B Walton Lane, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 4 day of January, 2023

Jarratt Builders, LLC

BY: _____
Josua Jarratt, Member

STATE OF TENNESSEE)
COUNTY OF Sumner)

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

Witness my hand, at office, this 4 day of January, ~~2023~~ 2024

Audrey M Phillips
Notary Public
My Commission Expires:

AUDREY M PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2026

Certificate of Authenticity

I, Sarah Gregory, 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 1/4/24.

Date

Sarah Gregory

Affiant Signature

1/4/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4 day of January, 2024.

Audrey M Phillips

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

AUDREY M PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2026

202401050001237