Box 14

37070-8

WARRANTY DEED

Karen Johnson
Batch # 1091495
01/22/2024 11:09:45 AM
Fees: $13.00 Taxes: $3,071.00

Davidson County
DEEDWARR
2 pgs

20240122-0003111

File No. DH-23-5846

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2024

Notary Public

MY COMMISSION EXPIRES: 7/7/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Richardson and Kara C. Richardson	Same as new owner	
(NAME) 1703 B Tammany Drive	(NAME)	072-16-1J-002.00-CO
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **M Squared ,LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David A. Richardson and Kara C. Richardson**, HEREINAFTER CALLED THE GRANTEE, 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 Unit B, on the Plan of Homes at 1703 Tammany Drive, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1703 Tammany Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20221003-0108687, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 1703 Tammany Drive, shown on Exhibit "B" to the Declarations of record in Instrument No. 20221003-0108687, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to M Squared, LLC, a Tennessee limited liability company, by Warranty Deed dated September 30, 2022, from Lon Earl Roberts and Janette L. Roberts, Co-Executors of the Estate of Willene Roberts and Lon Earl Roberts, of record in Instrument No. 20221003-0108686, Register's Office for Davidson County, Tennessee,

The property was previously conveyed to Willene Roberts, unmarried by Warranty Deed dated March 26, 1971, from W. T. Shockley, Sr., and wife, Eva Hudson Shockley, of record in Book 4489, Page 76, Register's Office for Davidson County, Tennessee. The said Willene Roberts having since died testate on February 27, 2022. Pursuant to the terms of her Last Will and Testament, filed in Case No. 22P717, in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/ Metropolitan Nashville, Davidson County, Probate Division. Said property was administered as part of the probate estate by Lon Earl Roberts and Janette L. Roberts, as Co-Executors of her estate. The property was devised to Lon Earl Roberts.

Conveyance of the above described property is subject to the following: 1) The Plan as shown on Exhibit "B" of the Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 20221003-0108687, said Register's Office; 2) Declaration of Covenants, Conditions and Restrictions for Homes at 1703 Tammany Drive, of record in Instrument No. 20221003-0108687, By-Laws appended thereto; Register's Office for Davidson County, Tennessee; 3) Charter of M Squared, LLC, of record in Instrument No. 20151130-0120690, said Register's Office; 4) All matters as shown on the Plan of record in Plat Book 2133, Page 3, said Register's Office; 5) Easement for Tennessee Valley Authority Line of record in Deed Book 787, Page 31, said Register's Office; 6) Taxes for the current year prorated and assumed by the Grantee.

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 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.

Witness my/our hand this 11th day of January, 2024.

M Squared LLC, a Tennessee Limited Liability Company

By: _____
Joshua L. Hunter, authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Joshua L. Hunter 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 authorized agent of M Squared LLC, the within named bargainor, a Limited Liability Company, and that such Joshua L. Hunter as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorized agent.

Witness my hand and seal, at office in Nashville TN, this 11th day of January, 2024.

_____
Notary Signature

My commission expires:_____

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027