RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1092907
01/23/2024 01:38:35 PM
Fees: $13.00 Taxes: $244.20

Davidson County
DEEDWARR
2 pgs

20240123-0004212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TSC Homes, LLC	Same as New Owner	
(NAME) 4117 Hillsboro pike, Ste 103-265	(NAME)	044-05-0L-002.00-CO
(ADDRESS) Nashville, TN 37215	(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, WE, **MS ENTERPRISES TN, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TSC HOMES, LLC,** 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 Unit B on the Plan of Homes at 207 Ensley Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20230801-0059191, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to BARS HOOPER HOLDINGS, LLC, a Tennessee limited liability company by Warranty Deed from Carrie Ann Carlton, a married woman of record in Instrument No. 20230801-0059188, Register's Office for Davidson County, Tennessee, dated July 28, 2023 and recorded on August 01, 2023.

Being the same property conveyed to MS ENTERPRISES TN, LLC by Warranty Deed from BARS HOOPER HOLDINGS, LLC of record in Instrument No. 20230801-0059192, Register's Office for Davidson County, Tennessee, dated July 28, 2023 and recorded on August 01, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 207 B Ensley Avenue, Old Hickory, TN 37138
(House Number) (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 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.

JW2024-59

Witness my hand this 22nd day of January, 2024

MS ENTERPRISES TN, LLC

BY: _____

MICHAEL SORRELLS, MEMBER

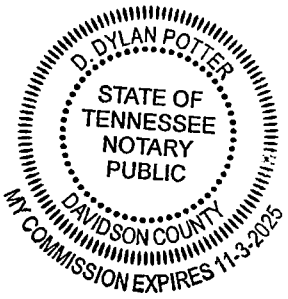
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael Sorrells, 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 MS Enterprises TN, LLC, and that he as such Member of MS Enterprises TN, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of MS Enterprises TN, LLC.

Witness my hand and official seal this 22nd day of January, 2024.

Commission expires:



_____

Notary Public