WARRANTY DEED

Karen Johnson Davidson County
Batch# 1108369 DEEDWARR
03/07/2024 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $562.40
20240307-0015776

File No. AT-23-4114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

TORI COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
MFH Holdings, LLC		
(NAME) **450 Glastonbury Road, Unit 15**	(NAME) NEW OWNER	05307010700
(ADDRESS) **Nashville, TN 37217**	(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, **Tennessee Regional Holding LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MFH Holdings, LLC, a Tennessee Limited Liability Company**, 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 Lot No. 1 on the Plan of Plan of Gammon Drive of record in Plat at Instrument No. 20090310-0021738, 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 the same property conveyed to Andrew Blake McCray, a single man and Gary Thomas McCray, an unmarried man by warranty deed from Vickie Renee Gammon, a single woman of record in Instrument No. 20090323-0025918 Register's Office for Davidson County, Tennessee, dated 03/13/2009 and recorded on 03/23/2009.

Being the same property conveyed to Andrew Blake McCray, a single man by quitclaim deed from Gary Thomas McCray, an unmarried man of record in Instrument No. 20140219-0014103 Register's Office for Davidson County, Tennessee, dated 02/18/2014 and recorded on 02/19/2014.

Being the same property conveyed to Tennessee Regional Holding, LLC, a Tennessee limited liability company by Warranty deed from Andrew Black McCray, a single man of record in Instrument No. 20151223-0129424 Register's Office for Davidson County, Tennessee, dated December 22, 2015 and recorded on December 23, 2015.

This is property more commonly known as 1811 Golf Club Road, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 5th day of March, 2024.

Tennessee Regional Holding LLC, a
Tennessee Limited Liability Company

By: _____
Leslie G. Hayes, Authorized Agent

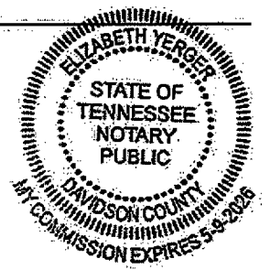
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Leslie G. Hayes, 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 the Authorized Agent of Tennessee Regional Holding LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Authorized Agent.

Witness my hand this 5th day of March 2024.

_____
NOTARY PUBLIC

My commission expires: _____



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 March 5, 2024

Affiant Signature

Date: 3/6/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 4, 2024

Notary's Signature

My Commission Expires: 3-(0-2024

Notary's Seal

