This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $285,000.00.

Affiant

Subscribed and sworn before me this the 8th day of March, 2024.

Notary Public
My commission expires: 3/7/26

KING MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1110048
03/12/2024 10:01:26 AM
Fees: $13.00 Taxes: $1,054.50

Davidson County
DEEDWARR
2 pgs

20240312-0016991

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Malarski 2684 Pine Ridge Dr. Nashville, TN 37207	New Owner	060-11-0A 069.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MOTHERSHIP VENTURES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL MALARSKI, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of Pine Ridge, Section Three, a Planned Unit Development of record in Book 6900, page 660, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mothership Ventures, LLC, by deed dated 06/27/2013, from Southern Home Rescue, a Tennessee General Partnership, of record in Instrument No. 20130703-0069060, Register's Office for said County.

Also being the same property conveyed to Southern Home Rescue, a Tennessee General Partnership, by deed dated 10/19/2011, from SHR Properties, LLC, of record in Instrument No. 20111103-0085856, Register's Office for said County.

Also being the same property conveyed to SHR Properties, LLC, by deed dated 02/07/2011, from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20110211-0011894, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2684 Pine Ridge Dr., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of March, 2024.

Mothership Ventures, LLC

BY: _____
John L. Hickman, Administrative Member

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John L. Hickman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Administrative Member of the within named bargainor, a LLC, and that he, as such Administrative Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said John L. Hickman as such Administrative Member.

Witness my hand and official seal this the 8th day of March, 2024.

My Commission Expires:

7/9/2024

_____
Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY