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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1120695
04/09/2024 09:58:28 AM
Fees: $13.00 Taxes: $2,719.50

Davidson County
DEEDWARR
2 pgs

20240409-0025053

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

M-L Schedarle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9TH DAY OF March 2024

Pamela B. Mayfield
NOTARY PUBLIC
My Commission Expires
September 25, 2024
STATE OF TENNESSEE
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Dexter O. Adams and Jocelyn D. Adams	Dexter O. Adams and Jocelyn D. Adams	
(NAME) 1602 23rd Avenue North	(NAME) 1602 23rd Avenue North	081 15 0 009.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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, **MHMD INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEXTER O. ADAMS AND JOCELYN D. ADAMS, HUSBAND AND WIFE,** 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 Lot No. 131 on the Plan of S. A. CHAMPION'S SUBDIVISION OF LOTS NO. 85 TO 168 AND LOTS NOS. 169 TO 228 AND 235 TO 252 INCLUSIVE, IN THE HARDING PLAN, as shown on plat of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 131 fronts 50 feet on the Easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to MHMD Investment Group, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Travis Covington, Married, of record in Instrument No. 20210820-0112842, in the Register's Office of Davidson County, Tennessee, dated August 18, 2021 and recorded on August 20, 2021.

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 1602 23rd Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

PM2024-240

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 hand this 28 day of March, 2024

MHMD INVESTMENT GROUP, LLC

BY: _____
MICHAEL HADDOCK, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Michael Haddock,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Member** of **MHMD Investment Group, LLC** the within named bargainor, a limited liability company, and that he/she as **Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Member** of **MHMD Investment Group, LLC**.

Witness my hand and official seal this 28 day of March, 2024.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

_____
Notary Public

PM2024-240