Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1078

Karen Johnson
Batch # 1125440
04/22/2024 10:26:06 AM
Fees: $13.00 Taxes: $4,791.50

Davidson County
DEEDWARR
2 pgs

20240422-0028555

Return to:
Ashworth Law Firm, PLLC
237 2nd Ave. South
Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John M. McDonald, Trustee of the MJSL Investment Trust, dated August 11, 2021**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **WESLEY J BAILEY AND ALEXANDRA LOUISE BAILEY, HUSBAND AND WIFE**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 28, as shown on the map entitled Burlington, of record in Book 5200, pages 403 through 406, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to John M. McDonald, Trustee of the MJSL Investment Trust, dated August 11, 2021, by deed from CONSTANTINE TSINAKIS AND WIFE, ANNELL ST. CHARLES, of record as Instrument No. 20210915-0123923, dated September 13, 2021, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 217 Burlington Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Wesley J. Bailey
Alexandra Louise Bailey
217 Burlington Place
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT
Champions Funding LLC
365 E. Germann Road
Suite 140
Gilbert, AZ 85297

TAX MAP-PARCEL #:
117-09-0C-028.00

WITNESS THE EXECUTION HEREOF this 18th day of April, 2024.

MJSL Investment Trust, dated August 11, 2021

John M. McDonald, Trustee

State of Tennessee)
County of Davidson)

On this 18th day of April, 2024, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, John M. McDonald, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustee of MJSL Investment Trust, dated August 11, 2021, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on MJSL Investment Trust, dated August 11, 2021 as Trustee.

Notary Public

My Commission Expires: 07/04/2026

MERCEDES N. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of ~~Davidson~~) Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,295,000.00.**

Affiant

Sworn and subscribed before me on this the ~~18th~~ 19th day of April, 2024.

Hillary Torrence
Notary Public

My Commission Expires: 12/16/2024

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY