Karen Johnson Davidson County
Batch# 1129673 DEEDWARR
05/01/2024 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $3,888.70
20240501-0031961

**PREPARED BY:**

**The Row Title & Escrow, LLC**
**20 Music Square West, Suite 200**
**Nashville, TN 37203**

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $1,051,000.00

Affiant

Subscribed and sworn to before me, this 25 day of April 2024.

Notary Public
My Commission Expires: 11/2/2026

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Baker Trust dated May 15, 2023<br>416 North 17th Street<br>Nashville, TN 37206 | Send Tax Bills to:<br>Legacy Home Loans, LLC DBA<br>Steadfast Mortgage<br>1036 Stearman Drive<br>Ste 6<br>White House, TN 37188 | Tax Parcel ID No.<br>083-10-0-047.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MMI DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BAKER TRUST DATED MAY 15, 2023, AMENDED APRIL 9, 2024** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, and being Lot Nos. 213 and 214 on the Plan of McEwen Place, as shown on Plat of record in Plat Book 332, Page 133, 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 Leslie S. Murphy, a single woman by Warranty Deed from William J. Pedigo III and Vikki F. Pedigo, husband and wife of record in Instrument No. 20220224-0021054 Register's Office for Davidson County, Tennessee, dated February 18, 2022 and recorded on February 24, 2022.**

**Being the same property conveyed to MMI Development LLC, a Tennessee limited liability company by Quitclaim Deed from Leslie Murphy of record in Instrument No. 20220712-0079717 Register's Office for Davidson County, Tennessee, dated June 28, 2022 and recorded on July 12, 2022.**

This is improved property commonly known as: **416 North 17th Street Nashville, TN 37206**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 25th day of April 2024.

**MMI Development LLC**

By: Leslie S Murphy

**Leslie S. Murphy, Authorized Representative**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **Leslie S. Murphy,** 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 Representative of MMI Development LLC, , the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 25th day of April 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My commission expires: _____

**True Copy Certification**

I, **Pam Autry,** do hereby make oath that I am a licensed attorney and/or 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 this the 25 day of April, 2024.

Affiant Signature _____

Date 4/30/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of April, 2024.

Notary's Signature _____

MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028