Karen Johnson Davidson County
Batch# 1131338 DEEDWARR
05/06/2024 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $4,889.18
20240506-0033153

WARRANTY DEED

DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. DH-24-6376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,321,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 9-6-24

(AFFIX SEAL)

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
Tara DeSelms Stephens and James L. Youngblood	Oaktree Funding Corp.	
(NAME) 4202B Brush Hill Road	(NAME) 3133 W. Frye Rd. #205	061-08-0-059.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Chandler, AZ 85226	
(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, **M Squared LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tara DeSelms Stephens, unmarried, and James L. Youngblood, unmarried, tenants in common,** 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 part of Lot No. 3, Block No. 2 on the plan of A.J. McGaughey's Haysboro Subdivision, a plan of which is recorded in Book 547, Pages 15 and 16, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the West margin of Haysboro Drive, being the northeast corner of Lot No. 2 in said plan; thence westerly with the northerly line of said Lot No. 2, 300 feet to the easterly margin of a 40 foot road; thence northerly with the easterly margin of said 40 foot road, 15 feet to a point; thence easterly and parallel with the northerly line of Lot No. 2, 150 feet to a point; thence northerly and parallel with the said 40 foot road, 85 feet to a point in the southerly line of Lot No. 4, in said plan; thence easterly with the southerly line of Lot No. 4, 150 feet to the westerly margin of Haysboro Drive; thence southerly with the westerly margin of Haysboro Drive, 100 feet to the beginning.

TOGETHER with that portion of Haysboro Road, being 25' in width, which was closed by Ordinance No. 094-1053, Metropolitan Government of Nashville and Davidson County.

Being the same property conveyed to M Squared LLC, a Tennessee limited liability company by Warranty Deed from Jack D. Holt, a single man of record in Instrument No. 20220124-0008779 Register's Office for Davidson County, Tennessee, dated January 13, 2022 and recorded on January 24, 2022.

This is property more commonly known as 4202B Brush Hill Road, Nashville, TN 37216.

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 1st day of May, 2024.

M Squared LLC, a Limited Liability Company

By: _____
Joshua L. Hunter, authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized agent of M Squared LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Joshua L. Hunter as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorized agent.

Witness my hand and seal, at office in Nashville, TN, this 1st day of May, 2024.

_____
Notary Signature

My commission expires:_____

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/1/24.

Affiant Signature

5/16/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY