WARRANTY DEED

Karen Johnson Davidson County
Batch# 1132817 DEEDWARR
05/09/2024 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $6,604.50
20240509-0034136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,785,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 01/23/28 (AFFIX SEAL)

JACKIE RUDOLPH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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
C. Michael Todd	First Bank	
(NAME)	(NAME)	
625 Bakers Bridge Ave. Ste 105-170	722 Columbia Ave.	105 01 0 596.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin TN 37064	
(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, **MSCHIMENTI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C. MICHAEL TODD, UNMARRIED MAN**, 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 Situated in Davidson County, TN, Being RESUBDIVISION OF LOT NO. 18 ON THE PLAN OF REVISED SECTION NINETY-EIGHT, EDGEHILL ESTATES, of record in Plat Book 6200, page 923, Register's Office for Davidson County.

Said Lot No. 18 fronts 33.0 feet on the North Westerly cul-de-sac of 13th Avenue Circle and extends back 109.75 feet on the Southwesterly line and 85.0 feet on the Easterly line to a line on the rear which is a broken line on which it measures 120.42 feet.

LESS AND EXCEPT that portion conveyed in right-of-way dedication in Instrument No. 20220829-0097494, Register's Office of Davidson County, Tennessee. See attached.

Being the same property conveyed to Eagle Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Karlene Jennifer Nelson (fka Karlene Jennifer Arnold), Keisha Amey Hambric and Jeffrey Kevin Pincourt, Sr. (fka Jeffrey Pincourt), dated November 2, 2021 and recorded December 6, 2021 in Instrument No. 20211206-0161612, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to MSChimenti LLC, a Tennessee limited liability company by Quitclaim Deed from Eagle Holdings, LLC, a Tennessee limited liability company dated March 24, 2022 and recorded April 1, 2022 in Instrument No. 20220401-0037866, Register's Office of Davidson County, Tennessee.

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.

MO2024-534

unimproved
This is improved x property, known as 113 13th Ave. Cir, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 6th day of May, 2024

MSCHIMENTI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: Ryan Maxwell

RYAN MAXWELL, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ryan Maxwell whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of MSChimenti, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company and that he as such an 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 official seal this 6 day of May, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

MO2024-534

True Copy Certification

I, Yvette Meldrum, 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 May 6, 2024.

Signature
May 6, 2024

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this May 6, 2024

Notary's Signature
My Commission Expires: 01/23/2028

