Name and Address of New Owner:
M&W Development Partners, GP
513 3rd Ave S.
Nashville, TN 37210

Karen Johnson Davidson County
Batch# 1133544 DEEDWARR
05/10/2024 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20240510-0034734

Send Tax Bills To:
New Owners at Owner's Address

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 105-11-0-110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mary L. Jackson, a widower**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **M&W Development Partners, GP,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being the southerly 50 feet of the northerly 100 feet of the easterly 156 feet of Lot No. 13 on the plan of the Joseph W. Horton property of record in Plan Book 1, page 44, Chancery Court for said county, and described according to a survey by John Kohl, Surveyor, dated January 29, 1975, as follows:

SAID part of Lot No. 13 fronts 50 feet on the easterly margin of Martin Street and extends back between parallel lines 156 feet to a dead line in the rear.

Being the same property conveyed to James O. Jackson and wife, Mary L. Jackson by Deed dated March 5, 1975 from Karen G. Garner, recorded March 6, 1975, in Book 4894, Page 225, in the Official Records of Davidson County, Tennessee. The said James O'Neal Jackson died intestate on September 10, 2004, therefore leaving Mary L. Jackson, as the surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All

visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 1810 Martin Street, Nashville, TN, 37203

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of May, 2024.

Mary L. Jackson (SEAL)
Mary L. Jackson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 10th day of May, 2024, before me personally appeared Mary L. Jackson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of May, 2024.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

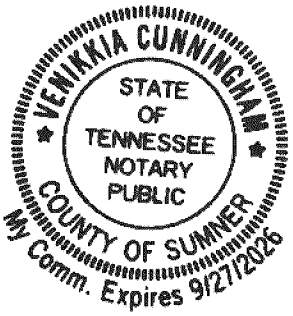
Mary L. Jackson

Mary L. Jackson

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 10th day of May, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Drusilla Bryant, 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 5-10-24.

Drusilla Bryant
Affiant Signature

5-10-24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of May, 24.

Notary's Signature

My Commission Expires: _____

Notary's Seal

