Karen Johnson Davidson County
Batch# 1141364 DEEDWARR
06/03/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20240603-0040728

Warranty Deed

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00. Affiant Subscribed and sworn to before me, this the 30th day of May, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John G. Thompson Gail N. Thompson	New Owner(s)	132-01-0-197.00
4120 Outer Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MJH VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN G. THOMPSON AND GAIL N. THOMPSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 13 on the Plan of Rolling Meadows of record in Plat Book 1424, Page (s) 98 and 99, 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 Charles R. Fisher and wife, June S. Fisher by Warranty deed from William J. L. Shaver and wife, Marie H. Shaver of record in Book 4199, page 277, Register's Office for Davidson County, Tennessee, dated December 17, 1967 and recorded on December 20, 1967.

The said Charles R. Fisher died on or about October 09, 1978, leaving June S. Fisher as the surviving tenant by the entirety.

Being the same property conveyed to MJH Ventures, LLC, a Tennessee limited liability by Warranty Deed from June S. Fisher, unmarried of record in Instrument No. 20220629-0075091 Register's Office for Davidson County, Tennessee, dated June 27, 2022 and recorded on June 29, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4120 Outer Drive, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~30th~~ 29th day of May, 2024. MH

MJH Ventures, LLC, a Tennessee Limited Liability Company

By: Mickey L Harlow Sole member
Mickey L. Harlow, Sole Member

STATE OF FLORIDA
COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mickey L. Harlow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of MJH Ventures, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of May, 2024.

Notary Public Lawnene Mary Boswell

My Commission Expires: 4-13-2028

Driver's License
☑ Physical Presence or ☐ Online Notarization
☐ Personally Known ☑ Produced Identification

Notary Public State of Florida
Lawnene Mary Boswell
My Commission HH 503517
Expires 4/13/2028

True Copy Certification

I, **Tonya Cherry,** 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 29th day of May, 2024.

Affiant Signature
Date 5-30-24

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES:

