BOX 10-A WARRANTY DEED

Karen Johnson
Batch # 1146699
06/13/2024 09:16:31 AM
Fees: $13.00 Taxes: $3,422.50

Davidson County
DEEDWARR
2 pgs

20240613-0044247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

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
MJH Ventures, LLC, A Tennessee Limited Liability Company	MJH Ventures, LLC, A Tennessee Limited Liability Company	
(NAME) 4605 Granny White Pike	(NAME) 4605 Granny White Pike	132 01 0 189.00
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37220	
(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, **HARWELL & NEAL, A GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MJH VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 in Davidson County, Tennessee, being Lot No. 60 on the Map of ROLLING MEADOWS, of record in Plat Book 1424, Pages 98 and 99, Register's Office for said County.

Said Lot fronts 173.5 feet on the Northwesterly side of Outer Drive and runs back 128.8 feet on the Northeasterly line and 165.8 feet on the Southwesterly line, to a dead line on which it measures 129.5 feet.

Being the same property conveyed to Donna J. Phillips, Trustee, by Installment Deed from Madge H. Fuson and Mattie T. Haggard, both single persons, of record in Book 6363, Page 971, in the Register's Office of Davidson County, Tennessee, dated July 19, 1984, and recorded on August 21, 1984.

Being the same property conveyed to Harwell & Neal, a general partnership, by Quitclaim Deed from Donna J. Phillips, Trustee, of record in Instrument No. 20020211-0018113, in the Register's Office of Davidson County, Tennessee, dated February 11, 2002, and recorded on February 11, 2002.

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.

unimproved
This is improved x property, known as 4113 Outer Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2024-774

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 12th day of June, 2024

HARWELL & NEAL, A GENERAL PARTNERSHIP

BY: Stephen C. Sexton, Agent

STEPHEN C. SEXTON, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Stephen C. Sexton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Harwell & Neal, GP, A General Partnership, the within named bargainor, a partnership, and that he as such an Authorized Agent, an executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Authorized Agent.

Witness my hand and official seal this 12th day of June, 2024.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

MO2024-774