Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-3336

Prepared By ~~and Return to:~~
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

File Number: 24060407

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Karen Johnson
Batch # 1153059
07/01/2024 01:00:33 PM
Fees: $13.00 Taxes: $2,035.00

Davidson County
DEEDWARR
2 pgs

20240701-0049446

Subscribed and sworn to before me, this 1st day of June, 2024.

ic
sion Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Jackson Peace Stacy	CMG HOME LOANS	133-07-0-138.00
3336 Goodland Road	3160 CROW CANYON RD #400	
Nashville, TN 37211	SAN RAMON, CA 94583	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MC Partners TN, LLC, a Tennessee limited liability company, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jackson Stacy, an unmarried man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Glencoe Acres, Section I of record in Plat Book 1835, Page 136, 137 and 138, 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 Rupert Tosh and wife, Dorothy Tosh by Warranty deed from Edward D. Pitts and wife, Frances Ann Pitts of record in Book 3400, page 345, Register's Office for Davidson County, Tennessee, dated June 8, 1962 and recorded on June 13, 1962.

Being the same property conveyed to MC Partners TN, LLC, a Tennessee limited liability company by Warranty Deed from Brenda Tosh Sullivan, married, Teresa Lynn Michaelson, unmarried and Pamela Dianne Birkner married, devisees of the Estate of Rupert Tosh of record in Instrument No. 20231023-0082988 Register's Office for Davidson County, Tennessee, dated October 18, 2023 and recorded on October 23, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is ___improved __unimproved property known as 3336 Goodland Road, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of June, 2024.

MC Partners TN, LLC, a Tennessee limited liability company

BY: Michelle Crowe, Member

BY: Christy Gonzalez, Member

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michelle Crowe and Christy Gonzalez with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that they are both Members of MC Partners TN, LLC, a Tennessee limited liability company, and that they are authorized by MC Partners TN, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 28th day of June, 2024.

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public at Large
My Commission Expires: 2/22/25