Karen Johnson Davidson County
Batch# 1167259 DEEDWARR
08/12/2024 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20240812-0060252

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$190,000.00**

Subscribed and sworn to before me this 31st day of July, 2024.

Notary Public **Affiant**
My Commission Expires: 01-06-2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
MBS Investments, LLC & **3039 Huffman Road** **Goodlettsville, TN 37072**	Same as New Owner	**005-00-0-018.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Tara Rebecca Neely, unmarried**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **MBS Investments, LLC, a Tennessee Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin corner in the south margin of the Huffman Road, said pin being a corner to a 2.86 acre tract conveyed to James Huffman and continuing as follows: South 22 degrees 0 minutes West 622.28' to an iron pin; thence South 66 degrees 43 minutes East 200.0' to an iron pin; thence North 22 degrees 52 minutes East 640.44' to an iron pin in the south margin of said Road, thence North 71 degrees 43 minutes West 210.08', containing 2.96 acres as per survey of Jack L. Head, & Associates dated May 17, 1974.

Being the same property conveyed to Richard T. Neely and wife, Tara R. Neely by Warranty Deed from Carolyn Goodman Chapman and husband, George Chapman dated May 15, 2002 and recorded May 16, 2002 in Instrument No. 20020516-0060181, Register's Office of Davidson County, Tennessee. The said Richard T. Neely died on or about February 18, 2024 leaving Tara Rebecca Neely suviving tenant by the entirety.

This is improved property known as: 3039 Huffman Road, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 31st day of July, 2024.

Tara R. Neely

Tara Rebecca Neely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Tara Rebecca Neely**, the within named Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 31st day of July, 2024.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **7/31/2024** [DATE].

AFFIANT SIGNATURE

7/31/2024

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **31** day of **July**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

