Karen Johnson Davidson County
Batch# 1181324 DEEDWARR
09/13/2024 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240913-0070714



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of September, 2024.

Notary Public

My commission expires: 9/15/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Colton Heffley and Melissa Lambert	New owner	071-03-0G-002.00-CO
211 Queen Avenue Unit B		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

MC3 Properties, LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Colton Heffley and Melissa Lambert, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 211 Queen Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions of the 211 Queen Avenue Townhomes, a Horizontal Property Regime with Private Elements, at Instrument No. 20220228-0022570, 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 a portion of the same property conveyed to MC3 Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed of Correction deed from Jeffery Howard, devisee under the Last Will and Testament of Frank King Harrison, and Dena Lynn Murphy, Executrix of the Estate of Frank King Harrison of record in Instrument No. 20220630-0076085 Register's Office for Davidson County, Tennessee, dated June 29, 2022 and recorded on June 30, 2022. Said Deed being a correction of Warranty Deed recorded on October 22, 2021 in Instrument No. 20211022-0142081, Register's Office for Davidson County, Tennessee.

This is improved property known as **211 Queen Avenue Unit B, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of September, 2024.

Cedric McKissack, Sole Member

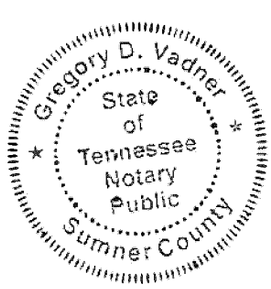
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Cedric McKissack, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of MC3 Properties, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this 9th day of September, 2024.

Notary Public
My Commission Expires: 3.23.27

Lenders Title Company File No. 24-000655-626



Certificate of Authenticity

I, Joshua A. Terry, 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 9/9/24.

Affiant Signature – Joshua A. Terry

9/13/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/13/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27