BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1182377 DEEDWARR
09/17/2024 09:45:39 AM 2 pgs
Fees: $13.00 Taxes: $2,107.15

20240917-0071796

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF Sept 20 24

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/4/27
(AFFIX SEAL)

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
Alyssa G. Herbaugh	CMG Mortgage, Inc.	
(NAME)	(NAME)	
2004 26th Ave N.	3160 Crow Canyon Rd. Ste 400	081 06 0 261.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	San Ramon, CA 94583-1382	
(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, **MHMD INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALYSSA G. HERBAUGH, UNMARRIED,** 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 3, as shown on the Map entitled CAROLANN ACRES, of record in Plat Book 2083, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MHMD Investment Group, LLC, a Tennessee limited liability company, by Warranty Deed from Henry Hill, Jr. and wife, Mary E. Hill, of record in Instrument No. 20220103-0000329, in the Register's Office of Davidson County, Tennessee, dated December 30, 2021, and recorded on January 03, 2022.

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 2004 26th Ave N., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

MO2024-1120

Witness my hand this 11th day of September, 2024

MHMD INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

MICHAEL HADDOCK, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael Haddock 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 MHMD Investment Group, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company and that he the sole member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as sole member.

Witness my hand and official seal this 4 day of Sept, 2024.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27