Karen Johnson Davidson County
Batch# 1187319 DEEDWARR
09/27/2024 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240927-0075197

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-3896-MC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2024.

Notary Public
My Commission Expires: _____

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MB Consulting, Marketing and Development, LLC 167 River Chase Hendersonville TN 37075	SAME AS ABOVE	082 12 2C 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Honey Simmons, a single woman, and Brandon Simmons, a single man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MB Consulting, Marketing and Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at Myrtle & Smiley, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Myrtle & Smiley, a Horizontal Property Regime, of record in Instrument Number 20211124- 0156159, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Alyce Simmons, unmarried, by Quitclaim Deed from Ida Etta Gregory, AKA Ida Gregory-Barnes, unmarried, Eric Barnes, unmarried, Erin Barnes, unmarried, Earl Barnes, Jr., unmarried, and Deborah Landers, unmarried, of record in Instrument No. 20220921-0105056, in the Register's Office of Davidson County, Tennessee, dated September 15, 2022 and recorded on September 21, 2022.

Alyce Simmons having since died on April 22, 2024, leaving Honey Simmons and Nicholas Simmons as the surviving joint tenants. Nicholas Simmons having since died on July 21, 2024, leaving Brandon Simmons as the sole surviving joint tenant. Pursuant to Affidavit of Heirship in Instrument Number 20240919-0072664, and Instrument Number 20240919-0072665, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **212 Myrtle Street, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of September, 2024.

GRANTOR:

Honey Simmons

Brandon Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Honey Simmons and Brandon Simmons**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of September, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Sept 26 2024 (date of document)

Regina Sullo

Affiant Signature

September 27, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 27 day of September 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

