BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1189830
10/04/2024 09:46:24 AM
Fees: $13.00 Taxes: $814.00

Davidson County
DEEDWARR
2 pgs

20241004-0077097

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF Oct-w, 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
MHMD Investment Group, LLC	NEW OWNER	
(NAME) 4301 Hillsboro Pike Ste 100	(NAME)	081 11 0 535.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **OB 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 **MHMD INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the Southerly 40 feet of the Northerly half of Lot No. 182 on the PLAN OF MCGAVOCK, WESTMORE AND OTHERS SECOND ADDITION TO NASHVILLE, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK of record in Book 21, Page 41, in the Register's Office for said County.

Said part of Lot No. 182 fronts 40 feet on the Westerly side of 12th Avenue North formerly Florence Street, and runs back between parallel lines 154 feet on an alley.

Excluded from this conveyance but expressly included in this description is the following:

Beginning at the center of Lot No. 182 on the Plan of McGavock, Wetmore and other's Second Addition to Nashville of record in Book 21, Page 41, in the Register's Office of Davidson County, Tennessee and the Westerly margin of 12th Avenue North; thence Northerly with the margin of said Avenue for a distance of six inches to a point; thence Westerly 154 feet to a point in the margin of a 16 foot alley; thence Southerly with said alley for a distance of six inches to a point; thence Easterly 154 feet to the point of beginning.

Being a strip of land that fronts on 12th Avenue North for a distance of six inches and runs back between parallel lines for a distance of 154 feet to a line on the rear that also measures six inches.

Being the same property conveyed to OB Investment Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lisa Brown, of record in Instrument No. 20220803-0088375, in the Register's Office of Davidson County, Tennessee, dated August 01, 2022 and recorded on August 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 1629 12th 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.

Witness my hand this 3 day of October, 2024

OB INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

TERRY L. OBEE, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Terry L. Obee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of OB Investment Group, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company and that he as such a Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 3rd day of October, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

MO2024-1249