Name and Address of New Owner:
MM Investments LLC
5600 Glenalden Drive
Smyrna, TN 37167

Send Tax Bills To:
Same as new owner

Karen Johnson Davidson County
Batch# 1196350 DEEDWARR
10/21/2024 02:24:30 PM 5 pgs
Fees: $28.00 Taxes: $968.66
20241021-0081746

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 133-08-0-182.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **M. Theresa Palmer, Mary P. Denison and James I. Palmer, Jr., Heirs-at-Law of The Estate of Jared S Palmer**, "the Grantor," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **MM Investments LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Situate in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot 60, Plan of Valley View Terrace, Phase I, as shown on plat of record in Plat Book 5200, Page 77, in the Register's Office, Davidson County Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jared S Palmer, an unmarried man, by Warranty Deed from Martin Najera, and wife, Silvia Najera of record in Instrument No. 20061213-0153922 Register's Office for Davidson County, Tennessee, dated December 08, 2006 and recorded on December 13, 2006.

The same Jared S. Palmer, having since died intestate on October 18th, 2023. M. Theresa Palmer, Mary P. Denison and James I. Palmer, Jr. join in this conveyance as his sole heirs at law. For reference, see Affidavit of Heirship of record at Instrument No. 202410210081742 - 202410210081745, in the Register's Office for Davidson County, Tennessee.

Being improved property known as 524 Cathy Jo Circle, Nashville, Tennessee, 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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, Grantor have caused this Warranty Deed to be executed on the 17 day of October, 2024.

The Estate of Jared S Palmer

By: M. Theresa Palmer (SEAL)
M. Theresa Palmer, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named M. Theresa Palmer, Heir-at-Law of The Estate of Jared S Palmer, 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 as Heir of The Estate of Jared S. Palmer.

Witness my hand and seal this 17 day of October, 2024.

KIMBERLY A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 01-11-2026

K. A. Miller
Notary Public
My commission expires: 1/11/26

202410210081746

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 11 day of October, 2024.

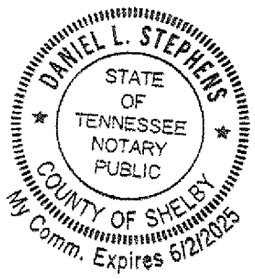
The Estate of Jared S Palmer

By: Mary P Denison (SEAL)
Mary P. Denison, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary P. Denison, Heir-at-Law of The Estate of Jared S Palmer, 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 as Heir of The Estate of Jared S. Palmer.

Witness my hand and seal this 11 day of October, 2024.



Daniel L Stephens
Notary Public
My commission expires: 6/2/25

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 17th day of October, 2024.

The Estate of Jared S Palmer

By: _____ (SEAL)
James I. Palmer, Jr., Heir-at-Law

STATE OF MISSISSIPPI
COUNTY OF ~~DESOTO~~ LAFAYETTE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James I. Palmer, Jr., Heir-at-Law of The Estate of Jared S Palmer, 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 as Heir of The Estate of Jared S. Palmer.

Witness my hand and seal this 17 day of October, 2024.

_____
Notary Public
My commission expires: 1/14/25

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ MISSISSIPPI)
)
COUNTY OF ~~DAVIDSON~~ LAFAYETTE)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $261,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
17 day of October, 2024.

_____
Notary Public
My commission expires: 1/14/25

PURNELL BLACKMON
Commission Expires
01-14-2025
NOTARY PUBLIC
ID 104400
DeSoto County
STATE OF MISSISSIPPI

File No. GNT-24-3611

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James I. Palmer, Jr., Heir-at-Law of The Estate of Jared S Palmer, 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 as Heir of The Estate of Jared S. Palmer.

Witness my hand and seal this 17 day of October, 2024.

PURNELL BLACKMON Commission Expires 01-14-2025 NOTARY PUBLIC ID 104400 DeSoto County STATE OF MISSISSIPPI

Notary Public

My commission expires: 1/14/25

Certification of Recorded Documents

I, Jamie Polk, 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 October 21, 2024.

(AFFIANT) – Jamie Polk

October 21, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me October 21, 2024.

ANITA LESTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7/7/27

Notary Public