Prepared by:
Record and Return To:
Chapman and Rosenthal TN
10 Burton Hills Blvd.
Nashville

Karen Johnson
Batch # 1199385
10/31/2024 09:58:00 AM
Fees: $13.00 Taxes: $1,879.60

Davidson County
DEEDWARR
2 pgs

20241031-0084203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $508,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/12/27
(AFFIX SEAL)

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Joshua Larkin	NEW OWNER	117070H03100
(NAME)	(NAME)	
3350 Hillsboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Makenzie Stewart, Co-Trustee of the MIHG Trust, U/A dated February 10, 2022**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joshua Larkin, an unmarried man**, hereinafter called the GRANTEE(S), 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 Unit No. 3350, as shown on the map entitled the Plan of RODERICK SQUARE, of record in Plat Book 6250, page 928, 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 Eric A. Stewart and Crista R. Stewart, as co-Trustees of the Mihg Trust, U/A dated February 10, 2022, by Quitclaim Deed from Eric A. Stewart and Crista R. Stewart,

husband and wife, of record in Instrument No. 20220218-0019110, in the Register's Office of Davidson County, Tennessee, dated February 10, 2022, and recorded on February 18, 2022. The MIHG Trust was amended on March 7, 2022, appointing Makenzie Stewart as a co-trustee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3350 Hillsboro Pike, Nashville, TN 37215
(House No.) (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 successors 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.

Effective the 30th day of October, 2024.

MIHG Trust, U/A dated February 10, 2022

BY: _____
MacKenzie West, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Makenzie Stewart, Trustee of the THE MIHG TRUST, U/A DATED FEBRUARY 10, 2022, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

_____
Notary Public
My Commission Expires: 4/12/27

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY