Karen Johnson Davidson County
Batch# 1199461 DEEDWARR
10/31/2024 11:07:30 AM 7 pgs
Fees: $38.00 Taxes: $1,184.00
20241031-0084307

WARRANTY DEED

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-284

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MDJN LLC	Same as new owner	103 07 0 001.00
(NAME) 1212 Graybar Lane	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patrick Francis Kerrigan, Leo William Kerrigan, Michael Phillip Kerrigan, and Mary Jo Kerrigan Krech** (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **MDJN LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 5509 Bon Air Circle, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and bind themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, and its successors and assigns, against the lawful claims of all persons, subject to the Permitted Exceptions.

Grantors covenant with Grantee that Grantors own the Property as Grantors' sole and separate property, and that the Property has never been a marital residence of any of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed effective the 30th day of October, 2024.

GRANTOR:

Patrick Francis Kerrigan

STATE OF TENNESSEE)

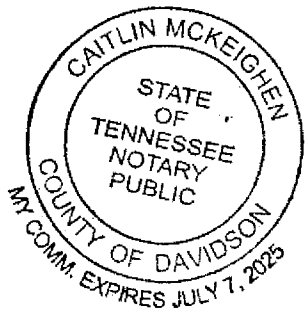
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Patrick Francis Kerrigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 30th day of October, 2024.

Notary Public

My Commission Expires: 7-7-25



Leo William Kerrigan

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Leo William Kerrigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 25th day of October, 2024.

Notary Public

My Commission Expires: 7-7-25



Michael P. Kerrigan

Michael Phillip Kerrigan

STATE OF WISCONSIN)

COUNTY OF Wood)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Michael Phillip Kerrigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 28th day of October, 2024.



Larissa Sniadajewski

Larissa Sniadajewski
Notary Public

My Commission Expires: 5-15-2028

Mary Jo Kerrigan Krech

STATE OF TENNESSEE)

COUNTY OF Campbell)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Mary Jo Kerrigan Krech, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 25 day of October, 2024.

Notary Public

My Commission Expires: 01-29-2028

MONTY FULLOCK STATE OF TENNESSEE NOTARY PUBLIC CAMPBELL COUNTY

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in the 8th formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 93 on the Plan of RICHLAND MEADOWS, SECTION 2, as of Record in Book 2083, Page 72, Register's Office for said County, described as follows:

Beginning at a point on the Westerly margin of Bon Air Circle at the Northeast corner of Lot No. 94 on said plan; thence with the line between said lots Nos. 93 and 94, South Westwardly 161.9 feet to the Northwest corner of said Lot No. 94; thence North 59 deg. 09' West 26.4 feet; thence North 85 deg. 43' West 9 feet to the Southeast corner of Lots No.92 on said plan; thence with the line between said lots Nos. 92 and 93, Northeastwardly 176.4 feet to the Westerly margin of said Bon Air Circle; thence with said Circle Southeastwardly 72.4 feet to the beginning.

Being the same property conveyed to Leo Joseph Kerrigan and wife, Patricia Ann Viles Kerrigan, by Warranty Deed from Robert B. Wright and wife, Katherine W. Wright, of record in Book 2397, Page 29, in the Register's Office for Davidson County, Tennessee, dated April 27, 1955 and recorded on April 28, 1955. The said Leo Joseph Kerrigan died on February 20, 1976, leaving Patricia Ann Viles Kerrigan as the surviving tenant by the entirety.

Patricia Ann Viles Kerrigan died intestate on December 06, 2022, leaving her children, Patrick Francis Kerrigan, Leo William Kerrigan, Michael Phillip Kerrigan, and Mary Jo Kerrigan Krech as her heirs-at-law.

See Affidavits of Heirship recorded in Instrument Nos. 202410310084306 and 20230418-0028260, and as corrected in Instrument No. 20230601-0041178, in the Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 30, 2024.

Signature
Date: October 30, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 30th day of October, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025