This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-4768-SL

Karen Johnson Davidson County
Batch# 1211863 DEEDWARR
12/03/2024 07:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20241203-0093648

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of November, 2024.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nadia Souri 1326 Trenton Lane Franklin, TN 37067	Bank of Tennessee P.O. Box 4980 Johnson City, TN 37602	082-08-0-243

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **MJ2X Property Solutions, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfers and conveys unto **Nadia Souri, an unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of John. W. Harts Addition to East Nashville of record in Plat Book 57, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to M2JX Property Solutions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Daniel H. Osborne, a single man of record in Instrument No. 20230718-0055254 Register's Office for Davidson County, Tennessee, dated July 14, 2023 and recorded on July 18, 2023.

Said MJ2X Property Solutions, LLC, does hereby convey its interest in said property above as part of winding up of the limited liability company, pursuant to TCA § 48-245-302, et al. MJ2X Property Solutions, LLC having been at all times owned and operated by Michael Jennings, as its Sole Member.

This is improved property located at: **723 Hart Avenue, Nashville, TN 37206.**

This conveyance is made subject to 1) property taxes for the year 2025 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 Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, 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 27th day of November, 2024.

GRANTOR:

MJ2X Property Solutions, LLC, a Tennessee Limited Liability Company

By: _____
Michael Jennings, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Jennings, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of MJ2X Property Solutions, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of November, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-21-26

Tennessee Certification of Electronic Document

I, Emma Howard, 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 11/27/24 (date of document).

Emma Howard
Affiant Signature

11/27/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of November, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL