Karen Johnson Davidson County
Batch# 1226648 DEEDWARR
01/15/2025 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250115-0003289

WARRANTY DEED

Property address. 121 Buena Vista Court Nashville, TN 37218 Owner's name and address: MM Investments, LLC 5600 Glenalden Dr Smyrna, TN 37167 Mail tax bills to: MM Investments, LLC 5600 Glenalden Dr Smyrna, TN 37167	I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale. Affiant Subscribed and sworn to before me this 24th day of December, 2024. Notary Public My Commission Expires:
This instrument prepared by and return to: Titan Title Company, LLC 7500 Capital Drive Germantown, TN 38138 File No.: 12074026	

KELSEY WATKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES DEC 21, 2026

THIS INDENTURE, made and entered into this **19th** day of **December, 2024**, by and between

Tara Kathryn Hereford, an unmarried person, and William Henry Hereford, an unmarried person Breanna Nicole Hereford, an unmarried person, parties of the first part and

MM Investments, LLC, a Tennessee Limited Liability Company, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee.

Lot 12, on the Plan of J. C. Smith, Jr. Subdivision, Phase 2, as shown on plat of record in Plat Book 11190, Page 99, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Willie F. Hereford by Warranty Deed of record at Instrument No. 200010240105493, dated 10/20/2000 and recorded 10/24/2000, in the Register's Office of Davidson County, Tennessee. Willie F. Hereford, having died on or about March 2027, 2021 in Davidson County, Tennessee, leaving Tara Kathryn Hereford, William Henry Hereford and Breanna Nicole Hereford, as his sole heirs at law, as evidenced by Affidavit of Heirship recorded simultaneously herewith. 202501150003288

Parcel Number: 049000343.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said parties of the first part does hereby covenant with the said party of the second part that they is/are lawfully seized in fee of the aforedescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision and/or Condominium restrictions including but not limited to any declaration covenants conditions restrictions, master deed or recorded plat, building lines and easements of record as of the date of the purchase and sale agreement, zoning, and any subsequent years' taxes not yet due and payable,

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the parties of the first part the day and year first above written.

Tara Kathryn Hereford

William Henry Hereford

Breanna Nicole Hereford

STATE OF TENNESSEE,
COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tara Kathryn Hereford, William Henry Hereford and Breanna Nicole Hereford** to me known to be the person s described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal this 19th day of December, 2024.

Notary Public

My commission expires: 1-5-28

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DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Michael M. Wardlow, do hereby make the 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 12/19/24.

Affiant Signature

1/7/25
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 7th day of January, 2025.

Notary Public

My commission expires: 7/14/26

DAVID A. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 07-14-26