37657-4
Box 14

RECORD AND RETURN TO
Limestone Title, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No.: LTL-27709-25

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1232582 DEEDWARR
01/31/2025 10 36 51 AM 3 pgs
Fees $18 00 Taxes $2,645 50
20250131-0007465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2025

NOTARY PUBLIC

My commission expires Nov. 2, 2026

KATHERINE GODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Brown 465 Manley Drive Nashville, TN 37220	CMG Mortgage, Inc dba CMG Home Loans 3160 Crow Canyon Road, Ste 400 San Ramon, CA 94583	146-16-0-236.00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($715,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MSQD HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MOLLY BROWN, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No 2 on the Plan of Resubdivision of Lot 1042, Brentwood Hall, Section XIV, of record in Plat Book 6200, page 469, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to MSQD Holdings, LLC, from Jeanne M. Youngkins, unmarried, by Warranty Deed dated September 23, 2024 and recorded September 23, 2024 in Instrument #20240923-0073620, Office of the Davidson County Register of Deeds.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 465 Manley Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30 day of January, 2025

GRANTOR(S)

MSQD Holdings, LLC, a Tennessee Limited Liability Company

By: _____

William M. Moorehead. Member/ President

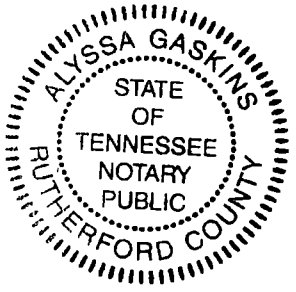
_____

Matthew Moorehead, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared William M. Moorehead, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the Member/President of MSQD Holdings, LLC, a Tennessee limited liability company the within named bargainor and that as such member, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said William M. Moorehead, as such member.

WITNESS my hand and seal, this the 30 day of January, 2025.



Alyssa Gaskins
Notary Public

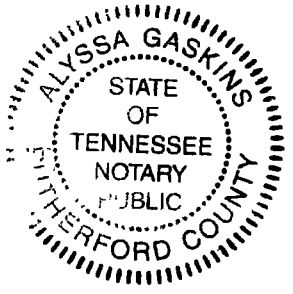
Alyssa Gaskins
Printed Notary Name

My commission expires: 12/16/2028

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matthew Moorehead, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the Member of MSQD Holdings, LLC, a Tennessee limited liability company the within named bargainor and that as such member, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Matthew Moorehead, as such member.

WITNESS my hand and seal, this the 30 day of January, 2025.



Alyssa Gaskins
Notary Public

Alyssa Gaskins
Printed Notary Name

My commission expires: 12/16/2028