WARRANTY DEED

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

T-MSH-25-1301-53

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500 00

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
MSH Innovative Solutions, LLC	Same as NEW OWNER	
(NAME)	(NAME)	**052-16-0A-053 00-CO**
108 South 17th St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY A. CHANCE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MSH INNOVATIVE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Being apartment Unit No F-53, of Neely's Bend Condominium created under Title 64, Section 2701 et seq as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-I of said Master Deed Reference is hereby made to the plan of Neely's Bend Condominium, of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of such Unit

Being the same property conveyed to Ronald D Chance and wife, Nancy A Chance, tenancy by the entirety by Warranty Deed from LaVerne H Black, unmarried of record in Book 9942, page 75, Register's Office for Davidson County, Tennessee, dated February 02, 1996 and recorded on February 08, 1996

Said Ronald D Chance having since died on May 15, 2012 leaving Nancy A Chance as surviving spouse

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 141 and Plat Book 5200, Page 200, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5483, Page 86, as amended in Book 6119, Page 322, Register's Office for Davidson County
- Charter for Neely's Bend Condominium Association, Inc of record in Book 5476, Page 765, in the Register's Office for Davidson County, Tennessee
- Rules and Regulations of record in Book 8277, Page 314, in the Register's Office for Davidson County, Tennessee
- Utility Line Easement of record in Instrument Number 20040624-0075203, in the Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1301 Neelys Bend Road #53, Madison, Tennessee 37115**

Karen Johnson Davidson County
Batch # 1234351 **DEEDWARR**
02/05/2025 01 27 49 PM 2 pgs
Fees $13 00 Taxes $342 25

20250205-0008821

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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(S), 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

Witness my/our hand(s) this the 31st DAY OF JANUARY, 2025

Nancy A. Chance

Nancy A Chance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY A CHANCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 31st of January, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212