Karen Johnson Davidson County
Batch# 1242173 DEEDWARR
02/28/2025 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20250228-0015073

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES: 9.5.2028

J. KAYE CLARK NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/05/2028 DAVIDSON COUNTY

This area for recording stamp

(AFFIX SEAL)

MST 2024-1681

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin P. McGee and Madeline R. Suter	New Owner	119 01 0 501.00
(NAME)	(NAME)	
2226 B Fox Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MSK Holdings, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin P. McGee and Madeline R. Suter, both unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 1 on the Plan of Final Plat 2226 Fox Ave. of record in Plat at Instrument No. 20210421-0053397, 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 MSK Holdings, LLC by Warranty Deed of Khalid Alsaad, a married man, of record in Instrument No. 20231120-0090094 Register's Office for Davidson County, Tennessee, dated 11/17/2023.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Instrument No. 20210421-00053397 and Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee. Declaration for Stormwater Control Measures for Regulated Residential Infill of record in Instrument No. 20240909-0069296, said Register's Office.

This property, known as 2226 B Fox Ave, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 27th DAY OF February, 2025.

MSK Holdings LLC

BY: _____

Nickalaus Stafford, Member

BY: _____

Alex Marshall, Member

BY: _____

Danielle Knudson, Member

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Nickalaus Stafford, Alex Marshall, and Danielle Knudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged them Members of MSK Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that Nickalaus Stafford, Alex Marshall, and Danielle Knudson, as Members being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, them, as Members of said limited liability company.

Witness my hand and official seal at office, this 27th day of February, 2025.

_____
Notary Public

My commission expires: 3-23-27

Amelia Swanson SEAL
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, Holly Mason, 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 2/21/25.

Affiant Signature

2/21/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 21 day of February, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028