WARRANTY DEED

Karen Johnson Davidson County
Batch# 1263382 DEEDWARR
04/23/2025 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,896.25
20250423-0031128

File No. CR-25-9480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Waddey and Hailey Conway	New Owner	
(NAME) 333B Walton Lane	(NAME) **333B Walton Lane**	051-14-0C-002.00-CO
(ADDRESS) Madison, TN 37115	(ADDRESS) **Nashville, TN 37115**	
(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, I/we, **M&W Investment Group LLC, a Tennessee Limited Liability Company and Jarratt Builders, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Waddey and Hailey Conway, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. B on the Plan of 333 Walton Lane Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230622-0047229, 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 a part of the same property conveyed to Jarrett Builders LLC by Maulice R. Calhoun and MPG Marketing LLC dated March 31, 2023 and recorded April 3, 2023 in Instrument No. 20230403-0023933, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to M&W Investment Group LLC as to an undivided one-half interest by Quitclaim Deed from Jarrett Builders LLC dated January 4, 2024 and recorded January 5, 2024 in Instrument No. 20240105-0001237, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 333B Walton Lane, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 22nd day of April, 2025.

M&W Investment Group LLC, a Tennessee Limited Liability Company

By:_____
Logan Allen Martin, Member

By:_____
James Carter Wiseman, Member

Jarratt Builders, LLC, a Tennessee Limited Liability Company

By:_____
Joshua Caleb Jarratt, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2025, before me personally appeared Logan Allen Martin and James Carter Wiseman, Members of M&W Investment Group LLC and Joshua Caleb Jarratt, Member of Jarratt Builders, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of April, 2025.

_____
Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Krystal Schuster, 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 4/22/25.

Date

Affiant Signature

4/22/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of April, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025