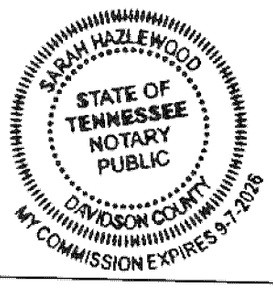
Karen Johnson Davidson County
Batch# 1269251 DEEDWARR
05/06/2025 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250506-0035308

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles James Kincaid III	Primis Mortgage Company	
(NAME)	(NAME)	
1512 Beechwood Avenue	5535 Currituck Drive, Suite 120	082 03 0 232.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Wilmington, NC 28403	
(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, M & S ASSOCIATES, G.P., A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES JAMES KINCAID III, A SINGLE MAN**, 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 the South 50 feet of Lot No. 47 on the Map of THE BENEDICT LAND COMPANY'S SUBDIVISION OF THE LINDSLEY TRACT, as of record in Plat Book 332, Page 40, Register's Office for said County.

Said part of said Lot No. 47 fronts 50 feet on the Westerly side of Meridian Street and runs back between parallel lines along the Northerly margin of Vaughn Street, 173.5 feet to an alley.

Being the same property conveyed to M & S Associates, G.P., a Tennessee General Partnership, by Warranty Deed from Isaac Rivers, Jr. and wife, Lavonia Rivers, of record in Instrument No. 20191223-0131970, in the Register's Office of Davidson County, Tennessee, dated December 17, 2019 and recorded on December 23, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1000 Meridian Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2025-613

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 hand this 17th day of April, 2025

M & S ASSOCIATES, G.P., A TENNESSEE GENERAL PARTNERSHIP

BY: Chris Dawson authorized agent

CHRIS DAWSON, AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned notary public of Rutherford County, Cheryl M Rodgers personally appeared Chris Dawson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of M & S Associates, G.P, a Tennessee General Partnership the within named bargainor, a General Partnership and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of the General Partnership as Authorized Agent.

Witness my hand and official seal this 17th day of April, 2025.

Commission expires:
11-21-2027

Cheryl M Rodgers
Notary Public

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MO2025-613

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 17. 2025.

Affiant Signature

6th day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028