Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1281633 DEEDWARR
06/05/2025 10 07 10 AM 2 pgs
Fees $13 00 Taxes $1,037 85
20250605-0044168

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,500.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2025.

Notary Public
My commission expires

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To (If left blank, send to new owner at property address)	Map-Parcel Numbers:
M&K Advantage, LLC	**New Owner**	**16203005000**
2618 Nolensville Pike		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Carol Jensen, Trustee of the Brown Irrevocable Trust dated April 16, 2024

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

M&K Advantage, LLC, a Tennessee limited liability company

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. 279, Plan of Colewood Acres, Section 4, of record in Book 4175, Page 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Carol Jensen, Trustee of the Brown Irrevocable Trust dated April 16, 2024, by Quitclaim Deed from Mary M Brown, also known as Maria M Brown, an unmarried woman, dated April 16, 2024, of record in Instrument No. 20240430-0031362, in the Register's Office for Davidson County, Tennessee. Grantor herein makes oath that the Brown Irrevocable Trust dated April 16, 2024, remains in full force and effect, and has not been amended since its inception.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4913 Olivia Dr, Antioch, TN 37013.

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 in 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.

Carol Jensen Date 5/29/25

Carol Jensen, Trustee

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Carol Jensen with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Trustee of the Brown Irrevocable Trust dated April 16, 2024 and that they are authorized by the Brown Irrevocable Trust dated April 16, 2024 to execute this instrument on its behalf.

Witness my hand, at office, this 29 day of May, 2025.

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 12-2-28