Karen Johnson Davidson County
Batch# 1289026 DEEDWARR
06/24/2025 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20250624-0049327

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/24/2028

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

DM-MSH-25-1301-53

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)
Eric Nieto	**New Owner**	
(NAME) **1301 Neely's Bend Road #53**	(NAME)	**052-16-0A-053.00-CO**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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, **MSH INNOVATIVE SOLUTIONS, LLC, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC NIETO, AN UNMARRIED MAN,** 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 deceased on or about May 15, 2012, vesting Nancy A. Chance as surviving tenant.

Being the same property conveyed to MSH Innovative Solutions, LLC, a Wyoming Limited Liability Company by Warranty Deed from Nancy A. Chance, single of record in Instrument No. 20250205-0008821 Register's Office for Davidson County, Tennessee, dated January 31, 2025 and recorded on February 05, 2025.

Scrivener's Affidavit recorded on March 26, 2025 in Instrument No. 20250326-0022694.

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, Tennessee.
- By-Laws for Neely's Bend Condominium Association, Inc. of record in Book 5483, Page 124, as amended by Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, in the Register's Office for Davidson County, Tennessee.
- 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 Neely's Bend Road #53, Madison, Tennessee 37115**.

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 20 DAY OF JUNE, 2025.

MSH INNOVATIVE SOLUTIONS LLC

By: MSH INNOVATIVE HOLDINGS LLC
Title: Member

By: Michael Holt

Name: Michael S Holt
Title: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL S HOLT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the of MSH INNOVATIVE SOLUTIONS, LLC the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of June, 2025.

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



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

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/20/25 (date of document).

Jennifer Russell
Affiant Signature

6/23/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23 day of June 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

