Prepared by.
Record and Return to.
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1298094
07/16/2025 09 53 11 AM
Fees $13 00 Taxes $444 00

Davidson County
DEEDWARR
2 pgs

20250716-0056052

DM-MSH-25-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

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)
Jacob T. Donnelly	New Owner	
(NAME)	(NAME)	052-16-0A-043 00-CO
1301 Neelys Bend Rd. #43		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 **JACOB T. DONNELLY, A SINGLE PERSON,** 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.

Apartment Unit No E-43 of Neely's Bend Condominium created under Title 64, Sections 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, set forth in Exhibit A-1 of said Master Deed Reference is hereby made to the plat 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 Nancy A. Chance and husband, Ronald D Chance by Warranty Deed from Chester B. Robson and wife, Jana L. Robson of record in Book 9866, page 638, Register's Office for Davidson County, Tennessee, dated November 16, 1995 and recorded on November 22, 1995 and Scrivener's Affidavit as recorded in Instrument No 20250128-0006612 on January 28, 2025

Said Ronald D. Chance having since died on May 15, 2012 leaving Nancy A Chance as Surviving Spouse

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 20250205-0008817 Register's Office for Davidson County, Tennessee, dated January 31, 2025 and recorded on February 05, 2025 and Scrivener's Affidavit as recorded in Instrument No 20250326-0022694 on March 26, 2025

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

- 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 Rd, Unit 43, 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 15 DAY OF JULY, 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 MANAGER of MSH INNOVATIVE HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 15th of July, 2025

Notary Public
My Commission Expires: _____
(SEAL)



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