Prepared By and Return To:
Raulston and Associates, PLLC
3861 Hixson Pike
Chattanooga, TN 37415

Karen Johnson Davidson County
Batch# 1321877 DEEDWARR
09/15/2025 02:18:30 PM 5 pgs
Fees: $28.00 Taxes: $1,720.50
20250915-0073519

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel No.
David Thomas Amir 4888 Terragon Trail Antioch, TN 37013	David Thomas Amir 4888 Terragon Trail Antioch, TN 37013	148-08-0B-038-00

File No: 25-TT-2404

WARRANTY DEED

IN CONSIDERATION of One Dollar ($1.00) and other valuable considerations paid, the receipt of all of which is hereby acknowledged, I, MR. M2N, LLC, a Tennessee Limited Liability Company (herein the "Grantor(s)"), do hereby sell, transfer, and convey unto, David Thomas Amir, (herein the "Grantee(s)"), the following described real estate:

See attached "Exhibit A"

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

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

GRANTEE(S) herein assume(s) and agree(s) to pay all taxes assessed against said real estate for the year 2025.

TO HAVE AND TO HOLD the same unto the said, David Thomas Amir, their heirs and assigns, forever in fee simple.

Grantor(s) hereby covenant that Grantor(s) are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same, that the title thereto is clear, free, and unencumbered, except as hereinabove mentioned, and Grantor(s) will forever warrant and defend the same against all lawful claims.

WITNESS MY HAND(S) as of this 10th day of September, 2025.

MR. M2N, LLC, a Tennessee Limited Liability Company

By: Mary Basile
Mary Basile, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of September, 2025, before me personally appeared Mary Basile, Member of MR. M2N, LLC, a TN limited liability co, 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 10th day of September, 2025.

Notary Signature
My commission expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

STATE OF Tennessee
COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 465,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant,
(As Grantee, Buyer, or Buyer's Representative)

Subscribed and sworn to before me on this the 10 day of Sept, 2025.

_____
Notary Public
My commission expires: 3-28-27

JESSICA R. GUNNOE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Final Plat, Aldwych Village, Phase 2, Section 2, of record in Instrument No. 20210105-0002019, 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 the same property conveyed to MR. M2N, LLC, A Tennessee Limited Liability Company by Warranty Deed from Elite Developments LLC, A Tennessee Limited Liability Company dated December 14, 2021 and recorded on December 16, 2021 of recorded in Instrument No. 202112160166237 in the Register's Office of Davidson County, Tennessee.

Parcel No.: 148-08-0B-038-00
Being also known as 4888 Terragon Trail, Nashville, TN 37217, Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew "Web" Raulston, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 9/10/2025.

Matthew "Web" Raulston

9/10/2025
Date

State of Tennessee
County of Hamilton

Sworn and subscribed before me this 10 day of SEPTEMBER, 2025.

Notary Public
My Commission Expires: 3.28.28

Jessica R Gunnoe

JESSICA R. GUNNOE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY