Karen Johnson Davidson County
Batch# 1404461 DEEDWARR
04/10/2026 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,594.70
20260410-0029349

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $431,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of April, 2026.

Notary Public:
My Commission Expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Matthew Hyde 7001 Matilija Ave Los Angeles CA 91405	Send Tax Bills To: New Owner	Map/Parcel Number: 082-12-2C-001.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **MB Consulting, Marketing and Development, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Matthew Hyde, unmarried**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

SITUATED in Davidson County, Tennessee, being Unit A of the Homes at Myrtle & Smiley, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at Myrtle & Smiley of record in Instrument No. 20211124-0156159, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Homes at Myrtle & Smiley, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20211124-0156159, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING the same property conveyed to MB Consulting, Marketing and Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Honey Simmons, a single woman and Brandon Simmons, a single man, dated 9/26/2024 and recorded 9/27/2024 in Instrument No. 20240927-0075197, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all matters shown on plat of record in Plat Book 57, Page 50, Register's Office of Davidson County, Tennessee.

Subject to all matters contained in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211124-0156159, Register's Office of Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 212 Myrtle Street, Nashville, TN 37206

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 6th day of April, 2026.

MB Consulting, Marketing and Development, LLC

BY: _____ AUTHORIZED AGENT
Stacy Lumley, Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Stacy Lumley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be an Authorized Agent of MB Consulting, Marketing and Development, LLC, a Tennessee limited liability company, and that as such Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Company.

Witness my hand and official seal, this 6th day of April, 2026.

Commission Expires: 09/27/26

B Huntsman
Notary Public: Brenda Huntsman

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Devon J. Sutherland**, do hereby make oath that I am a licensed attorney and 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 4/6/26.

Date

Affiant Signature

4/10/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of April, 2026.

Notary's Signature

My Commission Expires: 9/27/26

Date

Notary's Seal (if on paper)

