WARRANTY DEED

Karen Johnson Davidson County
Batch# 202916 DEEDWARR
03/07/2019 08:26:07 AM 3 pgs
Fees: $18.00 Taxes: $555.00

20190307-0020796

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of February, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-26-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Real Destiny, LLC	Real Destiny, LLC	162 05 0 164.00
(NAME)	(NAME)	
5421 Country Dr.	1516 Nathan Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Solange Mondesir and Michaela Mondesir and Camila Mondesir**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Real Destiny, 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. 59 on the plan of Section 2, Hickory Valley, Subdivision of record In Book 4175, page 158, Register's Office for said County.

Said Lot No. 59 fronts 87.69 feet on the northwesterly margin of Country Drive and extends back 184.00 feet on the northeasterly line and 106.93 feet on the southwesterly line to a dead line in the rear, measuring 103.44 feet thereon.

Being the same property conveyed to Serge Mondesir and Solanlly Mondesir, husband and wife by Warranty Deed from Myra Elaine Davis (f/k/a Myra Elaine Sullivan) dated July 16, 2001 and recorded July 23, 2001 as Instrument No. 20010723-0077909, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Serge Mondesir by Quit Claim Deed from Solanlly Mondesir dated September 17, 2001 and recorded October 10, 2001 as Instrument No. 20011010-0110249, in said Register's Office for Davidson County, Tennessee. The said Serge Mondesir having died intestate on November 21, 2006, leaving Solange Mondesir and Michaela Mondesir and Camila Mondesir as his sole surviving heirs, pursuant to heirship affidavit of record as instrument number 20180821-0082740 in the Register's Office and Order appointing Guardian Case number 18P2086, Seventh Circuit Court for Davidson County Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 5421 Country Dr., Nashville, TN 37211

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 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 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.

Witness our hands this 28 day of February 2019

Solange Mondesir
Solange Mondesir

Michaela Mondesir by Solange Mondesir
Michaela Mondesir by Solange Mondesir Attorney in Fact

Camila Mondesir by Solange Mondesir
Camila Mondesir by Solange Mondesir, Guardian

STATE OF TENNESSEE

COUNTY OF Rutherford

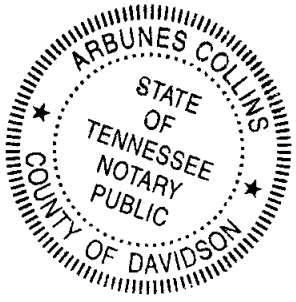
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Solange Mondesir, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2019.

Arbunes Collins
Notary Public

My Commission Expires: 1-4-21

(SEAL)



File Number: MFR-189279SSO

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Solange Mondesir Attorny in Fact for Michaela Mondesir, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

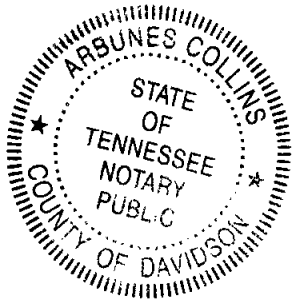
Witness my hand and official seal, this the 28th of February, 2019.

Arbunes Collins

Notary Public

My Commission Expires: 1-4-21

(SEAL)



STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Solange Mondesir as Guardian for Camila Mondesir, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

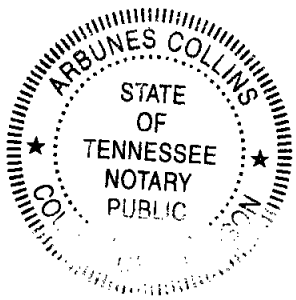
Witness my hand and official seal, this the 28th of February, 2019.

Arbunes Collins

Notary Public

My Commission Expires: 1-4-24

(SEAL)



File Number: MFR-189279SSO