Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 247601 DEEDWARR
06/24/2019 11:08:49 AM 2 pgs
Fees: $13.00 Taxes: $688.20

20190624-0060733

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Desiree Rodriguez-Montalvo 426 Flintlock Court Nashville, TN 37217	NEW OWNER	135-16-0B-013.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Brandtley M. Mace, and wife, Emma Mace, and Cynthia Miller Mace, a married woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Desiree Rodriguez-Montalvo, a single woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 13 on the plan of Woodridge at Nashboro Village, Nashboro Village Tract 11 of record in plat at Instrument No. 20021120-0143949, 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 Brandtley M. Mace, a unmarried man,and Cynthia Miller Mace, a married woman, Warranty Deed from Katherine Lindaman, a single woman, dated July 27, 2017 and recorded as July 31, 2017, of record in Instrument No. 201707310077276, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 426 Flintlock Court, Nashville, TN 37217
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 my/our hand(s) this the 20th day of June, 2019.

Brandtley M. Mace

Brandtley M. Mace

Cynthia Miller Mace

Cynthia Miller Mace

Emma Mace
By: Brandtley Mace, Attorney-in-Fact

Emma Mace
By: Brandtley Mace, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brandtley M. Mace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2019.

Jennifer L Stacey

Notary Public

My Commission Expires: 10/3/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Cynthia Miller Mace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2019.

Jennifer L Stacey

Notary Public

My Commission Expires: 10/3/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brandtley M. Mace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Emma Mace, the within named bargainor, and that he as such Attorney-in-Fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Emma Mace, the bargainor, by the said, Brandtley M. Mace, Attorney-in-Fact.

Witness my hand and official seal, this the 20th day of June, 2019

Jennifer L Stacey

Notary Public

My Commission Expires: 10/3/21