RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 21451-4685

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013827

Karen Johnson Davidson County
Batch# 427209 DEEDWARR
06/26/2020 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,002.33
20200626-0069545

WARRANTY DEED

ANDREA ANTHONY PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 20, 2023

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2020.

NOTARY PUBLIC

My commission expires: 11/20/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keshia Marie Hernandezmaestre 4812 Jeffery Drive Nashville, TN 37211	Same address as new owner	134 13 0 095.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand Nine Hundred and 00/100 Dollars ($270,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARDON CONSTRUCTION, INC., A NORTH CAROLINA LIMITED LIABILITY COMPANY** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KESHIA MARIE HERNANDEZMAESTRE, A SINGLE WOMAN,** hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Kenilworth Estates, Section 4, of record in Plat Book 3300, Pages 34, 35 & 36, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to MarDon Construction, Inc., a North Carolina Limited Liability Company, from Janice A. Plautz, unmarried, by Warranty Deed dated February 14, 2020, and recorded February 21, 2020 in Instrument #20200221-0019393, said Register's Office. Warranty Deed corrected by Scrivener's Affidavit to correctly show grantee as being 'a North Carolina corporation' in Instrument #20200324-0031820.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of June, 2020.

MARDON CONSTRUCTION, INC., A NORTH CAROLINA CORPORATION

BY: Jennifer Bell
ITS: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Jennifer Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent of MarDon Construction, Inc., a North Carolina Corporation, the within named bargainor and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by herself as, Authorized Agent.

WITNESS my hand and seal, this the 23rd day of June, 2020.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Katherine Warren
Notary Public
My commission expires: 4-15-22

CERTIFICATE OF AUTHENTICITY

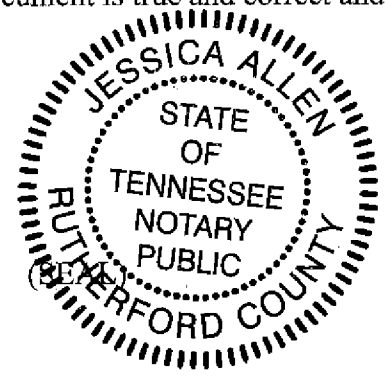
I, Lauren Tipton, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lauren Tipton
Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Jessica Allen, a notary public in and for the aforesaid county and state, the within named Lauren Tipton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jessica Allen
Notary Public

My Commission Expires: 4-18-2021

900