RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014901

Karen Johnson Davidson County
Batch# 544210 DEEDWARR
01/04/2021 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210104-0000114

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2020.

NOTARY PUBLIC

My commission expires: _____

TAYLOR GRILLS NOTARY PUBLIC TENNESSEE My Comm Exp. 1/19/2022 COUNTY OF WILLIAMSON

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
John Anthony Vaca, Jr. 2719 Wellman Drive Nashville, TN 37214	~~Same address as new owner~~ Atlantic Union Bank 1800 Robert Fulton Dr, Ste 350 Reston VA 20191	096-13-0-029.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Thousand and 00/100 Dollars ($340,000.00), 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 MANAGEMENT, INC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN ANTHONY VACA, JR., AN UNMARRIED MAN**, hereinafter called the Grantee(s), his 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. 102 on the Plan of Perry Heights as of record in Book 2900, page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MarDon Construction Management, Inc. from Jennifer C. Floodstrom and Scott R. Floodstrom, wife and husband, by Warranty Deed dated July 9, 2020 and recorded July 10, 2020 in Instrument #20200710-0075369, said Register's Office.

Being the same property conveyed to Jennifer C. Floodstrom and Scott R. Floodstrom, from Jennifer L. Carr, and Victor Hazelwood, Trustee, his successors and assigns by Quitclaim Deed dated February 19, 2010, and recorded March 4, 2010 in Instrument #20100304-0016490, said Register's Office.

The address of the herein described property is believed to be 2719 Wellman Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his 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 are being paid at closing.

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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of December, 2020.

MARDON CONSTRUCTION MANAGEMENT, INC

BY: JENNIFER BELL
ITS: AUTHORIZED SIGNATORY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson SP

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 Signatory of MarDon Construction Management, Inc., the within named bargainor and that she as such Authorized Signatory, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by herself as, Authorized Signatory.

WITNESS my hand and seal, this the 28th day of December, 2020.

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

Notary Public
My commission expires: _____

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021