Karen Johnson Davidson County
Batch# 661341 DEEDWARR
06/22/2021 08:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20210622-0083670

36276

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 6276.04.2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Brenda B. Mudter Affiant Subscribed and sworn to before me this 14th day of June, 2021. Notary Public My Commission Expires: 10-2-2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Allen Mooney 207A Blue Hills Drive Nashville TN 372144	Allen Mooney 207A Blue Hills Drive Nashville TN 372144	Map and Parcel No.: 10801005400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Vanessa Saenz ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Allen Mooney ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2874 Elm Hill Pike, Nashville, Davidson County, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor further represents and warrants that the subject property is commercial property, and is not and has never been her marital residence.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of June, 2021.

GRANTOR:

Vanessa Saenz

STATE OF FLORIDA

COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vanessa Saenz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2021.

Anthoney B. Perkins

Notary Public

My Commission Expires: Dec. 09, 2023

ANTHONEY B. PERKINS
Notary Public-State of Florida
Commission # GG 938037
My Commission Expires
December 09, 2023

EXHIBIT "A"

Land in the 14th Civil District of Davidson County, Tennessee, being Lot 1, as shown on the Map entitled Final Plat, First Revision Lots 1 and 2 Malvin Heights, of record in Instrument No. 20010205-00010881, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Ross D. Starnes and Vanessa C. Saenz, husband and wife, by deed dated June 21, 2004 from Margie A. Bargatze, unmarried of record in Instrument No. 20040630-0078055, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of Divorce entered in Docket No. 05D3975, Circuit Court for Davidson County, Tennessee. By Quitclaim Deed dated April 23, 2008 of record in Instrument No. 20080505-0046197, Register's Office for Davidson County, Tennessee, Ross Starnes conveyed his interest in subject property to Vanessa Saenz. By Quitclaim Deed dated April 27, 2015 in Instrument No. 20150429-0038443, Register's Office for Davidson County, Tennessee, Vanessa Saenz, a single woman, conveyed subject property to VSA Properties, LLC, a Tennessee limited liability company. By Quitclaim Deed dated February 15, 2016 of record in Instrument No. 20160216-0014134, Register's Office for Davidson County, Tennessee, VSA Properties, LLC conveyed subject property to Vanessa Saenz.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 10801005400.

2. All matters appearing on the Plan of record as Instrument No. 20010205-0010881, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

