Name and Address of New Owner:
Nataly Monaco and Joshua Trejo
635 Nashua Lane
Nashville TN 37209
Send Tax Bills To:
Nataly Monaco and Joshua Trejo
635 Nashua Lane
Nashville, TN 37209
This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 684685 DEEDWARR
07/27/2021 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210727-0100961

Map & Parcel No: 91 5 1B 15.00CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Mulch Property Development Company, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nataly Monaco and Joshua Trejo, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 15 OF THE WOODS AT THE ANNEX, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WOODS AT THE ANNEX, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20171214-0127664, AMENDED IN INSTRUMENT NO. 20171228-0131885, AS FURTHER AMENDED IN INSTRUMENT NO. 20190319-0025108 (AS AFFECTED BY THE AFFIDAVITS OF SCRIVENER'S ERROR OF RECORD IN INSTRUMENT NO. 20200420-0040965 AND IN INSTRUMENT NO. 20200617-0063256), IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREROF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNITS BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THE MULCH PROPERTY DEVELOPMENT COMPANY, LLC BY QUITCLAIM DEED OF RECORD AS INSTRUMENT NO. 20170413-0036388, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 635 NASHUA LANE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of July, 2021.

The Mulch Property Development Company, LLC

By:_____
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of The Mulch Property Development Company, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of The Mulch Property Development Company, LLC, by himself as Authorized Agent.

Witness my hand and seal, at office in Davidson, this 23rd day of July, 2021.

Regina Vsullo
Notary Signature

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

My commission expires: 11.8.22

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
23rd day of July, 2021.

_____
Notary Public
My commission expires: 5.9.2023
File No. 2021-3036

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-26-2021 (date of document).

Affiant Signature

7.26.2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of July 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

