WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13502-AP

Karen Johnson Davidson County
Batch# 718534 DEEDWARR
09/17/2021 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $984.20
20210917-0125053

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9936-9

ADDRESS NEW OWNER:
Mark Anthony Cordero
4017 Meadow Road
Nashville, TN 37218

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Lending Hand Mortgage, LLC
116 East Cedar Street
Goodlettsville, TN 37072

Parcel ID:
058-16-0-034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas M. Upchurch and Amanda Upchurch, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Mark Anthony Cordero, a single man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 9 of Block "CC" on the Plan of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County. Said lot fronts on the West side of Meadow Road and runs back between parallel lines, 225 feet to a dead line.
>
> Being the same property conveyed to Nicholas M. Upchurch and Amanda Upchurch, husband and wife by Deed dated August 19, 2016 from Nicholas M. Upchurch, married to Amanda Upchurch and Michael W. Cook, married to Debbie Cook, recorded October 5, 2016, in Instrument Number 20161005-0105163, in the Official Records of Davidson County, Tennessee.

This is improved property known as 4017 Meadow Road, Nashville, TN 37218. Possession is to be given on September 10, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 10th day of September, 2021.

Nicholas M. Upchurch

Amanda Upchurch

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nicholas M. Upchurch and Amanda Upchurch, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$266,000.00**.

AFFIANT

Subscribed and sworn to before me on this 10th day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 09/10/2021 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 09/10/2021

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 10 **day of** September **,** 2021 **.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM