Karen Johnson Davidson County
Batch# 859622 DEEDWARR
05/20/2022 11:04:22 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00
20220520-0058802

WARRANTY DEED

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. EM-22-2343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Moule and Rebekah Moule		
(NAME)	(NAME)	
2316 Revere Place		084-15-0-083.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **MarDon Construction Management, Inc.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean Moule and Rebekah Moule, husband and wife** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 39, on the plan of Section I, Castlewood Estates, of record in Book 2331, Page 72, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northerly margin of Revere Place at the corner of Lots 39 and 40; thence with the line between said lots, Northerly 179 feet to a corner of Lot 41; thence with the line between Lots 39 and 41, Northeasterly 91 feet to a point the Northwest corner of part of said lot conveyed to Joseph F. Emery and wife, by Deed in Book 2640, Page 613, Register's Office; thence with Emery's West line, Southerly 225 feet more or less to a point in the North margin of Revere Place, being the corner of Lots 38 and 39, thence with the margin of Revere Place, Westerly 100 feet to the beginning.

Being the same property conveyed to Darryl Scott McCullough and wife, Angela Kay McCullough by Warranty deed from Diane C. Pizarro, f/k/a Diane C. Nottingham of record in Instrument No. 20041019-0125734 Register's Office for Davidson County, Tennessee, dated October 15, 2004 and recorded on October 19, 2004.

Being the same property conveyed to MarDon Construction Management, Inc. by Warranty deed from Darryl Scott McCullough and Angela Kay McCullough, husband and wife of record in Instrument No. 20201125-0138415 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on November 25, 2020.

Being also known as 2316 Revere Place Nashville, Tennessee 37214.

This is property more commonly known as 2316 Revere Place, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 14th day of April, 2022.

MarDon Construction Management, Inc., a Corporation

By: _____
Jeri Pastrana, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jeri Pastrana of the state and county mentioned, personally appeared Jeri Pastrana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of MarDon Construction Management, Inc., the within named bargainor, a Corporation, and that such Jeri Pastrana as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Signatory.

Witness my hand and seal, at office in Nashville, this 14th day of April, 2022.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024