Karen Johnson Davidson County
Batch# 882971 DEEDWARR
07/01/2022 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220701-0076730

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **250,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/01/2022** Notary Public MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4481

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oswaldo Jaime Molina and Nancy Encalada	New Owner	**026-12-0-017**
(NAME) 104 Morningview Drive	(NAME)	
(ADDRESS) Hendersonville, TN 37075	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nathan/Dale Stoops Real Estate, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Oswaldo Jaime Molina, unmarried and Nancy Encalada, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Beig Lot No. 23 on the Plan of Mansker Meadow, Section No. II, of record in Book 2663, Pages 15 and 16, Register's Office for said County. Said Lot fronts 125 feet on the northerly side of Mansker Drive and runs back between lines, 250 feet on the westerly line and 312.5 feet on the easterly line, to a dead line in the rear on which it measures 187.4 feet.

Being the same property conveyed to Nathan Dale Stoops Real Estate, LLC, a Limited Liability Company by Deed dated January 7, 2022 from Deborah Faye Johnson, recorded January 14, 2022, in Instrument Number 20220114-0005918, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2405 Mansker Drive, Madison, TN 37115**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 30th day of June, **2022.**

Nathan/Dale Stoops Real Estate, LLC

Nathan Stoops, Sole Member

STATE OF Florida
COUNTY OF Flagler

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Nathan Stoops, whom I am personally acquainted and who upon his oath acknowledged himself to be the Sole Member and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Nathan/Dale Stoops Real Estate, LLC

WITNESS my hand and official seal this 30th day of June, 2022.

NOTARY

MY COMMISSION EXPIRES: July 8, 2022

PATRICIA MCBEAN
Notary Public - State of Florida
Commission # GG 216595
My Comm. Expires Jul 8, 2022

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 July 1, 2022.

Tori Cole
Affiant Signature

Date: 7/1/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 1, 2022.

Rachel Marie Collins
Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

