Karen Johnson Davidson County
Batch# 989726 DEEDWARR
04/10/2023 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,452.25
20230410-0025522

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brayden Madden and Nicala Madden, a married couple 2968 Claymille Blvd Nashville, TN 37207	Homebridge Financial Services, Inc. 194 Wood Avenue South, 9th Floor Iselin, NJ 08830	059-08-0-188

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Dennis Mongan, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Brayden Madden and Nicala Madden, a married couple**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Phase Two, Claymille Station of record in Plat Book 6900, Page 626, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elsie Harding, unmarried by Deed from Castle Builders, Inc, dated 03/29/1995, of record in Book 9638, Page 373, Register's Office for Davidson County, Tennessee.

The said Elsie Harding died testate on 01/29/2019, devising subject property to Clinton Harding, Sandra Smith and Sheila Patton, as evidenced in Case No. 19P702, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Patricia Smith, Clinton Harding, Sandra Smith and Sheila Patton, dated 12/19/2019, of record in Instrument 20191226-0132952, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Seibert property Ventures, LLC by Warranty Deed from Music City Holdings, LLC, dated 12/19/2019, of record in Instrument 20191226-0132953, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dennis Mongan, a single man by Warranty Deed from Seibert property Ventures, LLC, dated 05/07/2020, of record in Instrument 20200514-0050242, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2968 Claymille Blvd, Nashville, TN 37207

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(s) this the 29th day of March, 2023.

D. Mongan

Dennis Mongan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Dennis Mongan, a single man with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 29th of March, 2023.

John M. Wells

Notary Public

My Commission Expires: 3/9/2027

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 4/7/23.

Affiant
Date: 4/7/23

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 7th day of April, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY