RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1014410 **DEEDWARR**
06/13/2023 09 33 53 AM 2 pgs
Fees $13 00 Taxes $2,138 60

File No : 20230613-0044891

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $578,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

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 NUMBER
Daniel Lattman	Mutual of Omaha Mortgage	
(NAME)	(NAME)	
609 Newhall Drive	14 22nd Street, 401	083-15-0-188 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Lombard, IL 60148	
(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, **Ashley Lynn Mardinly and Andrew Mardinly, wife and husband** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Lattman, unmarried,** 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·

Land in Davidson County, Tennessee, being Lot Nos 300B, as shown on the map entitled Zone Lot Division, Lots 294 through 300, Fortland Park, Section Four, of record in Plat Book 5200, page 777, as amended in Plat Book 6250, page 622 and corrected by Surveyor's Certificate of Correction of record in Book 6776, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to Newhall Brittany Partners, a Tennessee General Partnership by Warranty deed from Coordination Plus, LLC, a Tennessee Limited Liability Company, as to Tract I and III, and Grand Canyon Properties, LLC, a Tennessee Limited Liability Company, as to Tract II and IV of record in Instrument No. 20201001-0113658 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 01, 2020.

Being a portion of the same property conveyed to Newhall Brittany Partners, a Tennessee general partnership by Quitclaim deed from Grand Canyon Properties, LLC, a Tennessee Limited Liability Company, and Coordination Plus, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201001-0113659 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 01, 2020.

Being the same property conveyed to Ashley Lynn Mardinly and Andrew Mardinly, wife and husband by Warranty deed from Newhall Brittany Partners, a Tennessee General Partnership of record in Instrument No. 20210610-0078276 Register's Office for Davidson County, Tennessee, dated June 8, 2021 and recorded on June 10, 2021.

This is property more commonly known as 609 Newhall Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO (1) any and all applicable governmental and/or zoning regulations, (2) property taxes for 2023 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 9th day of June, 2023

Ashley Lynn Mardinly

Andrew Mardinly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2023, before me personally appeared Ashley Lynn Mardinly and Andrew Mardinly, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of June, 2023

Notary Signature
My commission expires.

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024