Karen Johnson Davidson County
Batch# 1029418 DEEDWARR
07/21/2023 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20230721-0056379

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/12/2026
(AFFIX SEAL)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-060508

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Steven Mason and Louisa Joy Mason	NEW OWNERS	
(NAME) 105 Valeria Street	(NAME) 105 VALERIA STREET	119-02-0-215.00
(ADDRESS) Nashville, TN 37210	(ADDRESS) NASHVILLE, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($645,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EDEN'S PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN MASON AND LOUISA JOY MASON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, 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 No. 89 and westerly 25 feet of Lot No. 90 on the Map of Resubdivision of Lots 7, 8, 9, 10, and parts of Lots 6, 11, 12 and 13, Cumberland Nurseries, as of record in Plat Book 332, Page 36, Register's Office for said County.

Said Lot No. 89 and part of Lot No. 90 front 75 feet on the southerly side of Valeria Street and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Flavio Martinez and Rosalia Ramirez, husband and wife by Warranty Deed from Alice M. Klingshirn unmarried, dated 10/25/2013, of record in Instrument 20131030-0112596, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eden's Properties LLC, a Tennessee limited liability company by Quitclaim Deed from Flavio Martinez and Rosalia Ramirez, dated 08/03/2021, of record in Instrument 20210806-0105845, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 105 Valeria Street, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 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 17th day of July, 2023

Eden's Properties LLC, a Tennessee limited liability company

BY: _____
Flavio Martinez
Member

BY: _____
Rosalia Martinez
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of July, 2023, before me personally appeared Flavio Martinez and Rosalia Martinez, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Members of Eden's Properties LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of July, 2023.

_____
Notary Public

My Commission Expires: 1/26/27

(SEAL)

KAMETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 17, 2023**.

Date

Affiant Signature

July 21, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **21** day of **July**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)