Karen Johnson Davidson County
Batch# 1060642 DEEDWARR
10/13/2023 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,635.40
20231013-0080604

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $442,000.00.

Affiant

Subscribed and sworn to before me this 10th day of October, 2023.

Notary Public
My Commission Expires: 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2023-363

Address of New Owner:	Send Tax Bills to:	Tax Information:
McDonald-Vaz, Inc.	New Owner	
16 Park Place Drive		173-05-0B-002.00-CO
Gonzales, TX 78629		

WARRANTY DEED

For and in 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, we

Mandelin L. Arola, a single woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

McDonald-Vaz, Inc., a Texas corporation,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of 1st Revision, Cottage Grove of record in Plat at Instrument No. 20100406-0025553, 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 Mandelin L. Arola, a single woman by Warranty Deed from Brad Smotherman of record in Instrument No. 20160302-0019657 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on March 02, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2004 Cottage Grove Court, Nashville, TN 37013.**

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 our hands this 10th day of October, 2023.

Mandelin L. Arola

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mandelin L. Arola, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 2023.

Notary Public
My Commission Expires:



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 10/10/23.

D. Shayne Adair

10/12/23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 12 **day of** OCT, 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026