WARRANTY DEED

Karen Johnson Davidson County
Batch# 1069127 DEEDWARR
11/06/2023 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $5,620.30
20231106-0086871

File No.: RES-23-906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,519,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elissa Kim	Wesley Mortgage, LLC	094 01 0 242.00
(NAME)	(NAME)	
906 South 13th Street Nashville, TN 37206	9009 Carothers Parkway Ste A-3 Franklin, TN 37067	
(ADDRESS)	(ADDRESS)	

For and in 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, I/WE, **MINDFUL HOME SOLUTIONS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ELISSA KIM, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 21 on the plan of Mabelle Subdivision, of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

For reference: Said Lot No. 21 fronts 49.5 feet on the west side of South 13th Street, and runs back between lines 134.3 feet on the north line and 132 feet on the south line to an alley on which it measures 49.7 feet.

Being the same property conveyed to Mindful Home Solutions II, LLC, A Tennessee Limited Liability Company, from Gary Schalmo, a single man, by Warranty Deed dated April 1, 2022, recorded May 16, 2022, in Instrument No. 20220516-0056035, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 906 South 13th Street, Nashville, TN 37206
(House Number) (Street) (City or Town) (State) (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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 6th day of November, 2023.

Mindful Home Solutions II, LLC, a Tennessee Limited Liability Company

By: _____
Adam G. LaFevor, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lillian Turman of the state and county mentioned, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of Mindful Home Solutions II, LLC, the within named bargainor, a Limited Liability Company, and that Adam G. LaFevor, as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Nashville this 10 day of November, 2023.

_____
Notary Signature
Printed Name: Lillian Turman
My commission expires: 10/4/27

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Tiffany Racker, 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 November 10, 2023.

Affiant Signature

11/6/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 10 day of November, 2023.

Notary's Signature

My Commission Expires: 10/04/2027

Notary's Seal

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON

File No. RES-23-906