Karen Johnson Davidson County
Batch# 1081317 DEEDWARR
12/12/2023 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231212-0095806

WARRANTY DEED

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2023

Notary Public

MY COMMISSION EXPIRES: 11-17-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tomas Calo Mejia	New Owner	11914029700
(NAME)	(NAME)	
304 Sunrise Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Linda Wagner, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tomas Calo Mejia, a married man,** 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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 17 on the Plan of Sunrise Heights Subdivision, as of record in Book 974, Page 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Wagner by deed dated May 10, 2023 from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20230510-0034987, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 304 Sunrise Avenue, Nashville, TN 37211
(House Number) (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 hands this 4th day of December, 2023.

Linda Wagner

State of Tennessee
County of Davidson

On this 4th day of December, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Linda Wagner, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 4th day of December, 2023.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 23-Mejia

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Certificate of Authenticity

I, Marc Bledsoe, 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 12/4/23.

Date

Affiant Signature

12/4/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 4 day of December, 2023.

Notary's Signature

My Commission Expires: 11/7/24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY