This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1088217 DEEDWARR
01/03/2024 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20240103-0000727

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $409,000.

Affiant Signature

Subscribed and sworn to before me on this the 3 Day of January 2024.

Notary Public

My Commission expires 1/6/25

NAME AND ADDRESS OF PROPERTY OWNER:
Marino Garcia Guox and Mercedes Rodriguez Mejia
109 Coastal Court East
Nashville, TN 37217

SEND TAX BILLS TO:
Marino Garcia Guox and Mercedes Rodriguez Mejia
109 Coastal Court East
Nashville, TN 37217

MAP AND PARCEL NUMBER: Tax ID #: 13607010000

WARRANTY DEED

23NT01271

Effective the 3rd Day of January, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tara Faith Williams and Anthony Williams, Wife and Husband

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

Marino Garcia Guox & Mercedes Rodriguez Mejia, 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:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Priest Lake Park, Section 4, of record in Book 4460, Pages 15, 16, and 17, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tara Faith Williams and Anthony Williams, husband and wife from Matthew Stratton and wife, Heidi Stratton, by Warranty Deed dated 06/26/2020 and recorded 06/30/2020 in Instrument No. 20200630-0070414, Register's Office of said County.

This is an improved property commonly known as: 109 Coastal Ct E, Nashville, TN 37217-4606

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 30 day of January, 2024.

Tara Faith Williams

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Tara Faith Williams**, the within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Notary Public
My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Anthony Williams

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Anthony Williams**, the within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Notary Public
My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm Expires 1/16/2024

Certificate of Authenticity

I, Holly A. Mason, 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 January 3, 2024

Affiant Signature

1/3/24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of January 2024

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026