THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231246491** Karen Johnson Davidson County Batch# 1094105 DEEDWARR 01/25/2024 01:26:30 PM 3 pgs Fees: $18.00 Taxes: $2,338.40 20240125-0005161	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $632,000.00. Affiant Subscribed and sworn to before me, this 19th day of January, 2024. Notary Public My Commission Expires: 9/21/24 SUSAN MAGNUSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Jeffery Mondak and Damarys Canache 6253 Palomar Court Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-10-0B-044.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deborah Dolen Taylor, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffery Mondak and Damarys Canache, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 44, as shown on the map entitled Cluster Lot Development Christiansted Valley Phase 2, Revision 1, of record in Instrument No. 20010209-0012854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DEBORAH DOLEN TAYLOR, by deed from SETH R. MAXWELL AND WIFE, ELIZABETH D. MAXWELL, of record in Instrument No. 20060714-0085011 , dated July 7, 2006 , said Register's Office.

Deborah Dolen Taylor is also known as Deborah Taylor.

Lindsay Taylor executes this Warranty Deed on behalf of Deborah Taylor pursuant to a Power of Attorney recorded in Instrument No. 20240104-0000923, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 172-10-0B-044.00 CO.

Matters shown on the Plan of record in Instrument No. 20010209-0012854, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 19991221-0305559 and amended in Instrument No. 20000728-0074515, said Register's Office.

Storm Water Detention Agreement of record in Book 11628, page 8, said Register's Office.

This is improved property located at 6253 Palomar Court Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of January, 2024.

Deborah Taylor by Lindsay Taylor, her Attorney-In-Fact
Deborah Taylor by Lindsay Taylor, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lindsay Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Deborah Taylor and that she is authorized by Deborah Taylor to execute this instrument on her behalf.

Witness my hand, at office, this 19th day of January, 2024.

Kandice Eubanks
Notary Public

My Commission Expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Mary Beth Hagan, 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 19, 2024.

Date

Mary Beth Hagan

Affiant Signature

1-19-2024

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 19thday of January 2024.

Notary's Signature

SUSAN MAGNUSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: September 19, 2024

Notary's Seal