Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4966

Karen Johnson Davidson County
Batch# 1097062 DEEDWARR
02/01/2024 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20240201-0007203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of January, 2023

Notary Public

Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp: 11/19/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Equitable Holdings TN LLC 108 Montcastle Court Nashville, TN 37221	East Street Capital, LLC, and each successor in ownership of the indebtedness secured by the insured mortgage 1201 East Cesar Chavez Street Suite 1 Austin, TX 78702	155-02-0A-039-00

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, I/WE,

Virlean Mack, unmarried, and Marquisha Thomas, married, as Tenants in Common with the Right of Survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Equitable Holdings TN LLC, a Tennessee Limited Liability Company

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:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Montcastle Estates, of record in Book 6900, pages 326 and 327, Register's Office for said County.

Said Lot No. 39 fronts 80.00 feet on the northwesterly margin of Montcastle Court and extends back 123.36 feet on the northeasterly line and 151.79 feet on the southwesterly line to a dead line in the rear, measuring 116.49 feet thereon.

BEING the same property conveyed by Warranty Deed from Robert M. McDonald and Bethany L. McDonald, husband and wife to Virlean Mack, unmarried, and Marquisha Thomas, married, as Tenants in Common with the Right of Survivorship, recorded June 14, 2017, as Instrument No. 20170614-0059483 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $378,200.00.

The subnject property is neither the principal residence of Marquisha Thomas, nor their spouse or any dependent.

Commonly Known As: 108 Montcastle Court, Nashville, TN 37221

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 108 Montcastle Court, Nashville, TN 37221

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 so 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.

Dated this the _____ day of January, 2023.

Marquisha Thomas

Marquisha Thomas

STATE OF Virginia
COUNTY OF Chesapeake

On this 01/25/2024 day of January, 2024, before me personally appeared Marquisha Thomas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of January, 2024.

Brenda Turner
REGISTRATION NUMBER
7640382
COMMISSION EXPIRES
October 31, 2025

Notary Signature
My commission expires: 10/31/2025

Notarized online using audio-video communication

Dated this the 26 day of January, 2023.

Virlean Mack

Virlean Mack

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26 day of January, 2024, before me personally appeared Virlean Mack, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of January, 2024.

Notary Signature
My commission expires: 5.10.27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 1/25/2024.

Affiant Signature – Joshua A. Terry

1/29/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/29/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27