NEW OWNER:
MARINA TANIOUS
1116 MARY EVELYN COURT
NASHVILLE, TN 37217

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-1530

SEND TAX BILLS TO:
Mega Capital Funding
26637 Agoura Rd. #100
Calabasas, CA 91302

Map & Parcel No.: 15002044500

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1098327 DEEDWARR
02/06/2024 12:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20240206-0008342

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Five Thousand and 00/100 Dollars ($275,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NANCY ROUTH, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MARINA TANIOUS, a married woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 146-B of the Zone Lot Division of Lot Nos. 143 through 147, Harbor Gate Subdivision, Section 2, of record in Plat Book 6900, Page 296, amending Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to NANCY ROUTH, unmarried, by Warranty Deed from Helen G. McGaugh, Heir-at-Law of Martha H. Moore, dated October 2, 2006, and of record in Instrument No. 20061013-0127214, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **1116 MARY EVELYN COURT, NASHVILLE, TN 37217**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 33 and Plat Book 6900, Page 296, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 2nd day of February, 2024.

NANCY ROUTH

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **NANCY ROUTH**, 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.

WITNESS my hand and official seal at office this 2nd day of February, 2024.

NOTARY PUBLIC

My commission expires:

JACOB THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

****

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00**.

Darren Jorgensen
AFFIANT

Sworn to and subscribed to before me this 2 day of February, 2024.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 2, 2024.

J. Carlton Drumwright

February 2, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 2, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY