Karen Johnson Davidson County
Batch# 1101703 DEEDWARR
02/16/2024 07:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,983.20
20240216-0010695

J CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 536,000.00. Affiant Subscribed and sworn to before me, this 15th day of February, 2024. Notary Public My commission expires: 11-1-26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Manrique Mejia Flores and Madonna Eshak	Manrique Mejia Flores and Madonna Eshak	181-10-0A-151.00-CO
6921 Scarlet Ridge Drive	6921 Scarlet Ridge Drive	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael E. Elsner, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Manrique Mejia Flores and Madonna Eshak, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 405 on the Plan of Final Plat of Phase Four, Autumn Oaks Subdivision of record in Plat at Instrument No. 20020523-0062993, and Surveyor's Certificate of Correction of record in Instrument Number 20030110-0004644, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael E. Elsner, a married man by Warranty Deed from Matthew Elsner, a married man of record in Instrument No. 20210524-0070128 Register's Office for Davidson County, Tennessee, dated May 19, 2021 and recorded on May 24, 2021; Lacy Herron joins in convoying all her martial interest in this property.

This is improved property known as **6921 Scarlet Ridge Drive, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13 day of February, 2024.

Michael E. Elsner

Lacy Herron ~~Elsner~~

STATE OF FLORIDA

COUNTY OF PINELLAS

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael E. Elsner and Lacy Herron ~~Elsner~~ the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13 day of February, 2024.

Notary Public

My Commission Expires: 7-23-2026

DIANNE CORVELLO
State of Florida
Commission: HH 245707
Expires: 07/23/2026

Lenders title Company File No. 24-001325-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 02/13/2024 (date of document).

Affiant Signature

02/15/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-2-26

NOTARY'S SEAL

