Karen Johnson Davidson County
Batch# 1112504 DEEDWARR
03/19/2024 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240319-0018842

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-812

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of March, 2024

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas P. Mercadante, Trustee of The Nicholas P. Mercadante Revocable Trust created UTA dated March 1, 2023 5036 Sunflower Lane Hermitage, TN 37076	Bank of America, N.A. 4500 Amon Carter Boulevard Fort Worth, TX 76155	086 13 0A 089.00

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,

Landon C. Rios and Mahailey C. Rios, husband and wife

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

Nicholas P. Mercadante, Trustee of The Nicholas P. Mercadante Revocable Trust created UTA dated March 1, 2023

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. 89 on the Final Subdivision Plat of Magnolia Farms, Phase 1, Section 2, of record in Instrument No. 20190318-0024391, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company to Alexandra A. Ellis and Joel S. Ellis, wife and husband, dated

September 17, 2019 and recorded September 27, 2019, as Instrument No. 20190927-0098414 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Alexandra A. Ellis and Joel S. Ellis, wife and husband to Landon C. Rios and Mahailey C. Rios, husband and wife, dated April 08, 2022 and recorded April 18, 2022, as Instrument No. 20220418-0044159 in Davidson County, Tennessee Register of Deeds.

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: 5036 Sunflower Lane, Hermitage, TN 37076

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 14th day of March, 2024.

Landon C. Rios

Mahailey C. Rios

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of March, 2024, before me personally appeared Landon C Rios and Mahailey C Rios, 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 14th day of March, 2024.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

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 3/14/2024.

Affiant Signature – Joshua A. Terry

3/18/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/18/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27