Karen Johnson Davidson County
Batch# 1128953 DEEDWARR
04/30/2024 11:12:30 AM 4 pgs
Fees: $23.00 Taxes: $2,738.00
20240430-0031341

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 26 day of April , A.D., 2024 , by and between

Jensen Masuda and Sierra Masuda, husband and wife

First Parties, and

Lauren Mendoza and Anthony Mendoza, married to each other
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit B of The Plan of DURRETT HOMES, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR DURRETT HOMES, A PLANNED UNIT DEVELOPMENT, of record as instrument Number 20220511-0053564, amended in Instrument Numbers 20220523-0059349 and 20220927-0106944, and Third amendment in Instrument No. 20230825-0066548 Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jensen Masuda and Sierra Masuda, husband and wife by Deed dated September 1, 2023 from Proverbs Build Homes, LLC, recorded September 5, 2023, in Instrument Number 20230905-0069488, in the Official Records of Davidson County, Tennessee.

OWNER:
Lauren Mendoza and Anthony Mendoza
620-B Durrett Drive
Nashville TN 37211

RESPONSIBLE TAXPAYER:
Lauren Mendoza and Anthony Mendoza
620-B Durrett Drive
Nashville TN 37211

CLT # 147100A00200C0(Map and Parcel#)
Property known as: 620-B Durrett Drive, Nashville TN 37211

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Jensen Masuda Sierra Masuda

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Jensen Masuda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2024.

(seal)

✓ Tuwana J. Bryant
Notary Public

My Commission Expires:✓ 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Sierra Masuda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2024.

(seal)

✓ Tuwana J. Bryant
Notary Public

My Commission Expires:✓ 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

MR-GR-APROA589930

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 740,000.00 .

Affiant

STATE OF Tennessee , COUNTY OF Williamson

Subscribed and sworn before me this the 26 day of April , 2024 .

Signature of Notary Public

Notary Seal

Kayla Tabor
Printed Name of Notary

03/28/2028
Commission Expiration

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, J. Trent Lehman, 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 4/26/24 (date of document).

Affiant Signature

4/26/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY