This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-3226-KP

Karen Johnson Davidson County
Batch# 1133529 DEEDWARR
05/10/2024 03:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20240510-0034717

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant
Subscribed and sworn to before me, this the 3rd day of May, 2024.

Notary Public
My Commission Expires: 4/19/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MEC Construction, LLC 2794 Sanford Road Nolensville, TN 37135	MEC Construction, LLC 2794 Sanford Road Nolensville, TN 37135	150 04 0 007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert J. Gordon, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **MEC Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), 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. 568 on the Plan of KENSINGTON OF PRIEST LAKE, SECTION ONE-A of record in Plat Book 5200, Page 707, said Register's Office.

Said Lot No. 568 fronts 100 feet on the Northwesterly side of Hillshire Drive and runs back between parallel lines 130 feet to a line in the rear which measures 100 feet thereon.

Being the same property conveyed to Robert J. Gordon and wife, Mary B. Gordon, by Warranty Deed from Mamoru Mimura and wife, Yoshiko Mimura, of record in Book 8023, Page 927, in the Register's Office of Davidson County, Tennessee, dated December 29, 1989, and recorded on January 11, 1990. The said Mary B. Gordon died on July 04, 2023, leaving Robert J. Gordon as surviving tenant by the entirety.

This Instrument executed on behalf of Robert J. Gordon ("Principal") by Darin Gordon pursuant to the Power of Attorney of record in Instrument No. 20240510034716, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **3820 Hillshire Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever 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, Grantor has executed this instrument on this 3rd day of May, 2024

GRANTOR:

Robert J. Gordon by D. J. Gordon, his Attorney-In-Fact

Robert J. Gordon by Darin Gordon, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darin Gordon the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Robert J. Gordon ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 3rd day of May, 2024.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-2026

EXHIBIT "A"
TO Warranty Deed
From: Robert J. Gordon
To: MEC Construction, LLC

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 3rd day of May, 2024.

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 5/3/24 (date of document).

Affiant Signature

5/10/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of May, 2024.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025