Name and Address of New Owner:
Dorki Machado Navarro
708 Keeton Court,
Nashville, TN 37138

Send Tax Bills To:
Dorki Machado Navarro
708 Keeton Court,
Nashville, TN 37138

This Instrument Prepared By:
Mike Garliauskas
Modern Approach Title
239 Veterans Parkway
Murfreesboro, TN 37129

Map & Parcel No: 043-04-0A-008-00

Karen Johnson Davidson County
Batch# 1134872 DEEDWARR
05/15/2024 12:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20240515-0035956

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MTD Consturcution LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dorki Machado Navarro,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 8, River Landing, Section 1, Phase 1, of record in Instrument No. 20060918-0115492, Register's Office said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from River Landing Development, LLC to Joseph Agaieby, single. recorded June 6, 2018, as Instrument No. 20180606-0054233 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $32,000.00.

BEING the same property conveyed by Warranty Deed from Joseph Agaieby, married to MDT Construction LLC, recorded July 15. 2022, as Instrument No. 20220715-0081302 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $85,000.00.

Commonly Known As: 708 Keeton Court, Nashville, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8 day of March, 2024.

MTD Consturcution LLC, a Limited Liability Company

By: Samuel Riyad (SEAL)
Samuel Riyad, Owner

By: Madonna Riyad (SEAL)
Madonna Riyad, Owner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, DANIEL V. HOFMEISTER of the state and county mentioned, personally appeared Samuel Riyad and Madonna Riyad, Owners of MTD Consturcution LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner and Owner of MTD Consturcution LLC, the within named bargainor, a Limited Liability Company, and that such Samuel Riyad and Madonna Riyad, Owners of MTD Consturcution LLC as such Owner and Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Owner and Owner.

Witness my hand and seal, at office in BRENTWOOD this 8TH day of March, 2024.

Notary Signature

Printed Name: DANIEL V. HOFMEISTER

My commission expires: 9/21/2026

DANIEL V. HOFMEISTER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MTD Consturcution LLC, a Limited Liability Company

By: Samuel Riyad
Samuel Riyad, Owner

By: Madonna Riyad
Madonna Riyad, Owner

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 8TH day of March, 2024.

Notary Signature
My commission expires: 9/21/2026

DANIEL V. HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Melissa Edelen, 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 3/8/2024 (date of document).

Melissa Edelen
Affiant Signature

5/2/2024
Date

State of Michigan

County of Wayne

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

Kaitlyn Moore
Notary's Signature

MY COMMISSION EXPIRES: 06-02-2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne