Karen Johnson Davidson County
Batch# 1143304 DEEDWARR
06/05/2024 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240605-0041957

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

PREPARED BY ~~& RETURN TO~~:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH24-07723

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hannah Jordan and Taylor Jordan 2246 Maplecrest Drive Nashville, TN 37214	New Owner	084-11-0-058-00 .

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Menjivar, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Taylor Reece Jordan and Hannah Nicole Velte Jordan, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

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. 270 on the map of Maplecrest Subdivision, of record in Book 1835, page 27 and 28. Said Lot No. 270 fronts 75 feet on the North side of Maplecrest Drive and runs back 150 feet on the East line and 149.9 feet on the West line to a dead line in the rear measuring 75 feet thereon.

Said Lot No. 270 begins at a point in the Northerly margin of Maplecrest Drive, 180 feet Westerly from a monument at the beginning of a curve in the Northwesterly intersecting corner of Maplecrest Drive and Dennywood Drive; thence Northwardly with the line between Lots 269 and 270, 150 feet to the common corner of Lots 269, 270, 302 and 303; thence Westwardly with the line of Lot 302 and a portion of the line of Lot 301, 75 feet to a point, being the Northwesterly corner of the lot herein described, and the Northeasterly corner of Lot 271; thence Southwardly with line of Lot 271, 149.9 feet to a point in the margin of Maplecrest Drive; thence Eastwardly with the margin of said drive 75 feet to the point of beginning.

Being the same property conveyed to David Menjivar, married by Warranty Deed from Melissa Gamble, married of record as Instrument No. 20231020-0082311 in the Register's Office for Davidson County, Tennessee, dated October 18, 2023 and recorded on October 20, 2023.

The subject property was not a marital residence of Grantor and as such is not subject to any marital or homestead interest.

Being Parcel No. 084-11-0-058-00
Being also known as 2246 Maplecrest Dr., Nashville, TN 37214

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2246 Maplecrest Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 3rd day of June, 2024

David Menjivar

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Menjivar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 3rd day of June, 2024.

Notary Public

My Commission Expires: 09/21/2024

RUBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 June 3, 2024.

Date

Affiant Signature

June 3, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of June, 2024.

Notary's Signature

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)