**Name and Address of New Owner:**
Mariano Alonzo Gasper
3820 Hillshire Dr
Antioch, TN 37013

**Send Tax Statements To:**
First National Bank of America,
PO Box 980
East Lansing, MI 48826

**THIS INSTRUMENT PREPARED BY:**
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24050678

**Map and Parcel:** 150 04 0 007.00

# WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MEC Construction LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Mariano Alonzo Gasper**, hereinafter called the GRANTEE, his 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 Book 5200, page 707, said Registers' 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 MEC Construction LLC, a Tennessee Limited Liability Company by Warranty Deed filed for record on May 10, 2024 in Instrument Number 20240510-0034717, of the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Kensington of Priest Lake, Section One-A of record in Book 6225, page 369; All matters as set forth per plat of record in Book 5200, page 707; Right to Encroach of record in Instrument Number 20000626-0063370; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3820 Hillshire Drive, Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1144531 DEEDWARR
06/07/2024 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240607-0042764

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 6th day of June, 2024.

MEC Construction LLC

BY: _____
William D. Coffee, Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, William D. Coffee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of MEC Construction LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 6 of June, 2024.

_____
Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 6th day of June, 2024.

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

_____
Notary Public
My Commission Expires: 4-26-26

# ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 6/6/2024.

John M. Lee, Attorney

Date: 6/6/2024

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 6 day of June 2024.

Notary Public

MY COMMISSION EXPIRES:
08-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY