WARRANTY DEED

Karen Johnson Davidson County
Batch# 1144997 DEEDWARR
06/10/2024 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,531.80
20240610-0043069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-8-2028
(AFFIX SEAL)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
File No.: 24-0253

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brayan J Hercules Vasquez and Jose J Hercules Peralta	FIRST COLONY MORTGAGE CORPORATION	Map: 15005021100
(NAME) 513 Galesburg Ct.	(NAME) 508 West 800 North	
(ADDRESS) Nashville, TN 37217	(ADDRESS) OREM UT 84057	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FOURTEEN THOUSAND AND NO/100 DOLLARS ($414,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MM INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSE J HERCULES PERALTA, A MARRIED MAN AND BRAYAN J HERCULES VASQUEZ, AN UNMARRIED MAN ,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 706 on the Plan of Edge-O-Lake Estates, Section 17, as of record in Book 4460, Page 44, Register's Office for said County.

SAID Lot No. 706 fronts 80 feet on the northwesterly margin of Galesburg Court and extends back 131.26 feet on the northeasterly line and 133.66 feet on the southwesterly line to a line of the rear, which is a broken line on which it measures 119.12 feet.

Being the same property conveyed to MM Investments, LLC, a Tennessee Limited Liability Company, by deed from Travis E. Turk, married, of record in Instrument No. 20240214-0010132, dated February 13, 2024, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 44, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4549, Page 802, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 513 Galesburg Ct., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 30th day of May, 2024.

MM Investments, LLC
BY: Michael Adly
Michael Adly
Member

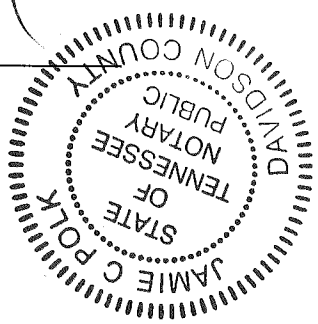
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Adly with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Member respectively of MM Investments, LLC the within named bargainer, and that he/she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of May, 2024.

My Commission Expires: 11/2/26

Notary Public



True Copy Certification

I, Yvette Meldrum, 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 May 23, 2024.

Signature
May 23, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 23, 2024

Notary's Signature

My Commission Expires: 4-8-2028

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON