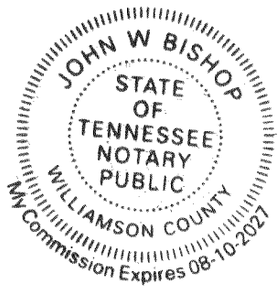
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa Barone	Foundation Mortgage Corp	043-10-0-109.00
(NAME)	(NAME)	
2331 Lima Street	1680 Michigan Ave., Ste 700	
(ADDRESS)	(ADDRESS)	
Aurora, CO 80010	Miami Beach, FL 33139	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1145250 DEEDWARR
06/10/2024 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,491.10
20240610-0043395

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Terra Mears, married and Janelle E. Mears, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melissa Barone, a single person,** hereinafter called the GRANTEES, 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 #1 on the Mardalee Subdivision of record in Instrument Number 20020328-0038222, in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Terra Mears from The Irene L. Brandon Family Limited Partnership, a Tennessee limited liability partnership whose general partner is Gary Andrew Woodward, by Warranty Deed on October 12, 2021, of record in Instrument Number 20211020-0140658, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terra Mears, married, and Janelle E. Mears, unmarried, as tenants in common with rights of survivorship from Terra Mears, by Quitclaim Deed on February 22, 2022, of record in Instrument Number 20230822-0065292, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the marital homestead of any of the sellers.

Subject to all matters as shown of record in Instrument Number 20020328-0038222, in the Register of Deeds Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☑ property, known as 169 Scalf Dr, Madison, TN 37115
(House Number) (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 my/our hands this 6th day of June, 2024.

Janelle Mears

Terra Mears

State of Tennessee
County of Davidson

Personally appeared before me Janelle Mears and Terra Mears, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of June, 2024.

Notary Public Judy Jacobs
My Commission Expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No.: 202405003

True Copy Certification

I, **Tammy Carney,** 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 this the 6th day of June, 2024.

Affiant Signature

Date 6/7/24

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027