MELISSA GONZALEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 26, 2024

Warranty Deed

Karen Johnson Davidson County Batch# 1150017 DEEDWARR 06/25/2024 09:24:30 AM 3 pgs Fees: $18.00 Taxes: $2,127.50 20240625-0047193	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $575,000.00. Affiant Subscribed and sworn to before me, this the ~~18th~~ 17th day of June, 2024. Notary Public My commission expires: 8/26/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lee Grace Valle	SWBC Mortgage Corp.	129-15-0-052.00
6300 Vaughns Gap Court	9311 SAN PEDRO AVE STE 100	
Nashville, TN 37205	SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CARLOS DOLF MENNENS, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEE GRACE VALLE, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 111 on the Plan of Sectoin 1, Warner Park Valley of record in Plat Book 3600, Pages 12 through 14, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allie Burnett, an unmarried woman by Warranty Deed from Torrado O. Carter, married of record in Instrument No. 20180328-002914 Register's Office for Davidson County, Tennessee, dated March 27, 2018 and recorded on March 28, 2018.

Being the same property conveyed to Carlos Dolf Mennens, a married man by Warranty Deed from Allie Mcclure, a married man of record in Instrument No. 20220520-0058762 Register's Office for Davidson County, Tennessee, dated May 16, 2022 and recorded on May 20, 2022.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6300 Vaughns Gap Court, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of June, 2024.

~~Carlos Dolf Mennens~~

STATE OF Illinois
COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carlos Dolf Mennens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of June, 2024.

Notary Public

My Commission Expires: 8/26/2024

MELISSA GONZALEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 26, 2024

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 18, 2024**.

Affiant Signature

June 21, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 21st day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25