Karen Johnson Davidson County
Batch# 1152877 DEEDWARR
07/01/2024 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,986.90
20240701-0049133

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. ML-24-6900

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel Marken	cadence Bank Mortgage	
(NAME)	(NAME)	
1100 Shadow Lane	2778 W. Jackson St. Bldg C. 2nd floor	084-01-0-148.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jillian C. Mastroianni and Jeremy Wells, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathaniel Marken, a single man,** HEREINAFTER CALLED THE GRANTEE, 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. 88 on the Plan of Section One, Rose Estates of record in Plat Book 3600, Page 37, and amended in Book 3862, Page 92 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 88 fronts 66.00 feet on the Westerly margin of Shadow Lane and extends back 139.85 feet on the Northerly line and 132.63 feet on the Southerly line to a dead line in the rear, measuring 76.67 feet thereon.

Being the same property conveyed to Jillian C. Mastroianni, unmarried by Warranty deed from Lori-Ann LeFort, Executrix of the Estate of Charles S. Williams and Mary Louise Knight, Heir of the Estate of Jessie Elizabeth Williams of record in Instrument No. 20130326-0029479 Register's Office for Davidson County, Tennessee, dated March 19, 2013 and recorded on March 26, 2013.

Being the same property conveyed to Jillian C. Mastroianni and Jeremy Wells, wife and husband by Quitclaim Deed from Jillian C. Mastroianni, married of record in Instrument No. 20200330-0033873 Register's Office for Davidson County, Tennessee, dated March 23, 2020 and recorded on March 30, 2020.

This is property more commonly known as:
1100 Shadow Lane, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter, (3) Restrictions of record in Book 3676, page 361 and Book 3707, page 356, Register's office for Davidson County, Tennessee and (4) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 21st day of June, 2024.

Jillian C. Mastroianni by Jeremy Wells, Attorney-In-Fact

Jeremy Wells

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jeremy Wells,** the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2024.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Jeremy Wells**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney **Jillian C. Mastroianni**, and that this instrument was executed on behalf of the said **Jillian C. Mastroianni** for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book __202407010049132____, in the Register's Office for Williamson County, Tennessee.

Witness my hand, at office, this 21st day of June, 2024.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

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 21, 2024**.

Affiant Signature

June 28, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 28th 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