Karen Johnson Davidson County
Batch# 1155824 DEEDWARR
07/09/2024 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,182.63
20240709-0051488

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 09/02/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Taylor Virginia Irvin	New Owner(s)	091-13-4B-001.00 CO
(NAME)	(NAME)	
411A Eastboro Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MountainLand Estates, LLC, a Utah limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Taylor Virginia Irvin, a single woman**, a Utah Limited Liability Company, 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:

BEING Unit A, 411 Eastboro Drive Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 411 Eastboro Drive Residences, a Horizontal Property Regime with Private Elements as shown by plat of record in Instrument #201810240105309, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to MountainLand Estates, LLC, a Utah limited liability company by Warranty Deed from James Cole and Deborah Neill, both unmarried of record in Instrument No. 20191028-0110397 Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded on October 28, 2019.

unimproved ☐

This is improved ☑ property, known as 411A Eastboro Drive, Nashville, TN 37209
(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 our hands this 21st day of June, 2024.

MOUNTAINLAND ESTATES, LLC

Jason Allred
Manager

State of Utah
County of Cache

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21st day of June, 2024, within my jurisdiction, the within named Jason Allred, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Member of MountainLand Estates, LLC, a Utah limited liability company, and that for and on behalf of the said Utah limited liability company, and as its free act and deed he executed the above and foregoing instrument, after first having been duly authorized by said Utah limited liability company so to do.

Notary Public Darrell G. Simmons
My Commission Expires: 03-Jan-2028

File No.: 3062

DARRELL G SIMMONS
Notary Public, State of Utah
Commission # 734877
My Commission Expires
January 3, 2028

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

July 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of July, 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