Karen Johnson Davidson County
Batch# 1156710 DEEDWARR
07/11/2024 02:18:30 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20240711-0052188

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $310,000.00-.

Affiant

Subscribed and sworn to before me this the 11th day of July, 2024

Notary Public
My Commission Expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Clarence Eric Lutz 807 Running Deer, Nashville, TN 37221	Legacy Home Loans, LLC dba Stedfast Mortgage 10368 Tearman Drive #6 White House, TN 37188	142-08-0B-085-00

KNOW ALL MEN BY THESE PRESENTS that **Dylan Mayorquin, a married man**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Clarence Eric Lutz, a married man**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 85 of Phase IV, Coronada Town Home Condominiums, a condominium development, of record in Plat Book 5200, Page 217, in the Register's Office for Davidson County, Tennessee established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, Et Seq. of the Tennessee Code annotated, under the Master Deed establishing of record in Book 4901, Page 679, as amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and Book 5869 Page 269, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-laws, of record in Book 4901, Page 702, as amended in Instrument No. 20100304-0016850, for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Dylan T. Mayorquin by Quit Claim Deed from Carrol W. Kleinschmidt of record as Instrument No. 20211116-0152494 in the Register's Office for Davidson County, Tennessee, dated August 3, 2021 and recorded on November 16, 2021.

This is improved property having a physical address of: 807 Running Deer, Nashville, TN 37221

This conveyance is further subject 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 records, (4) building restrictions, and (5) other matters f public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of July, 2024

Dylan Mayorquin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2024, before me personally appeared Dylan Mayorquin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of July, 2024.

Notary Signature
My commission expires: 01/A/2027



I Lisa Allard, 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 July 11, 2024.

Lisa Allard, Affiant July 11, 2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this July 11, 2024.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

