398

WARRANTY DEED

Karen Johnson
Batch # 1157242
07/11/2024 03:27:26 PM
Fees: $13.00 Taxes: $1,846.30

Davidson County
DEEDWARR
2 pgs

20240711-0052254

State of Tennessee
County of ~~Rutherford~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 7/6/26

(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
Amit Zach	New Owner	081-02-4H-002.00CO
(NAME)	(NAME)	
1716B McKinney Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 Amit Zach, unmarried, 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 Unit No. B on the Plan of The Homes At 1716 A & B McKinney Avenue, A Horizontal Property Regime With Private Elements, as established by and shown in Exhibit "B" of record in Plat at Instrument No. 20180629-0063372, 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 MountainLand Estates, LLC, a Utah limited liability company by deed from P&P Development, LLC, a Tennessee Limited Liability Company, dated 10-24-19 of record in Instrument #20191107-0115303, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 1716B McKinney Ave., Nashville, TN 37208

(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 9th day of July, 2024.

MOUNTAINLAND ESTATES, LLC

Jason Allred
Member

STATE OF UTAH
COUNTY OF Cache

Personally appeared before me, the undersigned authority in and for the said county and state, on this 9th day of July 2024, within my jurisdiction, the within named Mountainland Estates, LLC, 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 limited liability company, and that for and on behalf of the said limited liability company, and as its free act and deed he/she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

My Commission Expires: Jan-03-2028

File No.: 3067

Notary Public

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