Karen Johnson
Batch # 1160525
07/22/2024 01:48:27 PM
Fees: $13.00 Taxes: $2,290.30

Davidson County
DEEDWARR
2 pgs

20240722-0054785

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $619,000.00-.

Affiant

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Subscribed and sworn to before me this the 1st day of July, 2024

Notary Public
My Commission Expires: 10/4/2027

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:
Dylan Mayorquin and Mara Mayorquin 6329 Sweetgum Lane, Nashville, TN 37221	NEW OWNER	155-08-0B-017-00

KNOW ALL MEN BY THESE PRESENTS that **Susan Pressley and Richard Minton**, 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 **Dylan Mayorquin and Mara Mayorquin, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Phase 1 of South Colony at Riverbend, of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan Pressley and Richard Minton by Warranty Deed from Abigail Freeman Linfert and Christian D. Amsler, wife and husband of record as Instrument No. 20220705-0077025 in the Register's Office for Davidson County, Tennessee, dated June 29, 2022 and recorded on July 5, 2022.

Parcel Number 155-08-0B-017-00
Being also known as 6329 Sweetgum Lane, Nashville, TN 37221

This is improved property having a physical address of: 6329 Sweetgum Lane, 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 1st day of July, 2024

Susan Pressley

Richard Minton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2024, before me personally appeared Susan Pressley and Richard Minton, 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 1st day of July, 2024.

Notary Signature
My commission expires: 10/4/2027

