Karen Johnson
Batch # 1161242
07/24/2024 10:42:15 AM
Fees: $13.00 Taxes: $2,423.50
Davidson County
DEEDWARR
2 pgs
20240724-0055842

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Marcus Dillender
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

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
Marcus Dillender, a single person		0911004800
(NAME)	(NAME) New Owner	
5818 Leslie Avenue		
(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, I, **Mountainland Estates, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marcus Dillender, a single person,** 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 Lot No. 53 on the Plan of Subdivision of Lots 39 and 40 in the Division of B.F. Cockrill Farm, as shown by plat of record in Plat Book 332, Page 41, 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 by deed from West Nashville Living, LLC, a Tennessee limited liability company, dated 10-24-18 of record in Instrument #20181026-0106178, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 5818 Leslie Avenue, 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 my hands this 22nd day of July, 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 19th day of July, 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 Tennessee limited liability company, and that for and on behalf of the said Tennessee 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 Tennessee limited liability company so to do.

My Commission Expires: Jan-03-2028

Notary Public

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

Notary Public Carla R. Dillard
My Commission Expires: _____

File No.: 3082