Karen Johnson Davidson County
Batch# 1165835 DEEDWARR
08/02/2024 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20240802-0058891

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/26/2029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $690,000.00

Affiant

Subscribed and sworn to before me, this 31 day of July, 2024.

Notary Public
My commission expires: 3/26/2029

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Mark Grossardt **Amy Grossardt**	Champions Funding LLC	**126140A22500CO**
8536 Beautiful Valley Dr	365 E. German Rd	
Nashville, TN 37221	Gilbert AZ 85297	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Prudencia Dela Merced and Barbra Dela Merced, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Grossardt and Amy Grossardt, husband and wife

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 Lot No. 5, Final Plat of Travis Trace Subdivision, Phase 1A, of record in Instrument No. 20141016-0095781, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Prudencio Dela Merced and wife, Barbra Dela Merced, by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, dated January 28, 2015, of record in Instrument No. 20150202-0009272, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 8536 Beautiful Valley Dr, Nashville, TN 37221.

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 in 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.

Prudencia Dela Merced Date: 7/31/24

Barbra Dela Merced Date: 7/31/24

STATE OF California

COUNTY OF Sacramento

Personally appeared before me, a Notary Public of said County and State, Prudencia Dela Merced and Barbra Dela Merced, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2024.

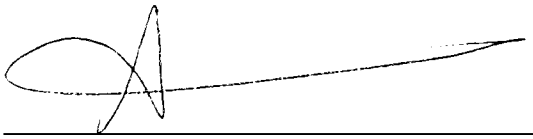
Angela Maria Odell
NOTARY PUBLIC

ANGELA MARIA ODELL
COMM. #2351298
Notary Public - California
Sacramento County
My Comm. Expires Mar. 13, 2025

My Commission Expires: March 13, 2025

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **8-2-2024**.



Affiant Signature — **8-2-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8-2-2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal