Karen Johnson Davidson County
Batch# 1174833 DEEDWARR
08/27/2024 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20240827-0065896

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Alana Miklica	**New Owner**	081024H00100CO
(NAME)	(NAME)	
1716A 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, I, **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 **Alana Emma Miklica, 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. A. on the Horizontal Property Regime for the Homes at 1716 A & B McKinney Avenue, as recorded in the Declaration of Covenants, Conditions and Restrictions for The Homes at 1716 A & B McKinney Avenue of record in instrument No. 20180629-0063372, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

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 5-31-18 of record in Instrument #201809210093940 and corrected in #201809250094956, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 1716A 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 26th day of August, 2024.

MOUNTAINLAND ESTATES, LLC

Manager

Jason Allred
~~Member~~ Manager

State of UTAH
County of Cache

Personally appeared before me, the undersigned authority in and for the said county and state, on this 26th day of August, 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~~ manager 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 executed the above and foregoing instrument, after first having been duly authorized by said Tennessee limited liability company so to do.

My Commission Expires: 08/09/2025

Notary Public

File No.: 3099

NOTARY PUBLIC
WILLIAM MICHAEL GEVING
719756
MY COMMISSION EXPIRES
AUGUST 09, 2025
STATE OF UTAH

Certificate of Authenticity

I, Adde Dilworth, 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 **August 26, 2024**.

Date

Affiant Signature

08/26/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025