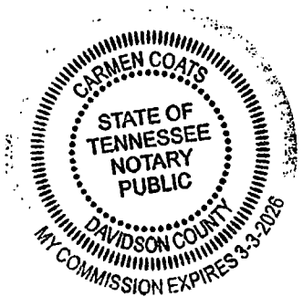
Karen Johnson
Batch # 1182247
09/16/2024 03:40:23 PM
Fees: $13.00 Taxes: $2,016.50
Davidson County
DEEDWARR
2 pgs
20240916-0071502

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of September, 2024.

Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lauren Slater Navarette and Garrett Navarette	Rocket Mortgage, LLC	073-01-0-054.00
1706 Riverwood Drive	1050 Woodward Avenue	
Nashville, TN 37216	Detroit, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MJH VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN SLATER NAVARETTE AND GARRETT NAVARETTE, MARRIED TO EACH OTHER**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being land in Davidson County, Tennessee and being part of Lot No. 16 on the Block "H" on the Country Club Estates, as of record in Book 843, Page 95, in the Register's Office of Davidson County, Tennessee and described according to a copy of a survey made by T. R. Sanford, dated April 15, 1947, and being more particularly described as follows:

Beginning at a point in the Westerly margin of Williams Ferry Road, at the corner of Lot No. 15 and 16; thence with the line between said Lots, Westerly 95 feet to the corner of said lots and of Lots No. 2 and 3; thence with the line between Lots No. 2 and 16, Northerly 100 feet to an iron pin being the Southeast corner of Lot No. 17; thence Easterly 44.8 feet to the Westerly margin of Williams Ferry Road, said point being 70.85 feet Southeasterly from the Northerly corner of Lot No. 16 as measured along the margin of Williams Ferry Road; thence with the margin of said Road, Southeasterly 64.15 feet to an iron pin at a turn in said road, and continuing with said road, Southerly 49.3 feet to the point of beginning.

Being the same property conveyed to Michael Francisco Jimenez Cordero, a single man by Warranty Deed from Wo SFR LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211112-0151161 Register's Office for Davidson County, Tennessee, dated November 05, 2021 and recorded on November 12, 2021.

Being the same property conveyed to MJH Ventures LLC, a Tennessee Limited Liability Company by Warranty Deed from Michael Francisco Jimenez Cordero, unmarried of record in Instrument No. 20240502-0032050 Register's Office for Davidson County, Tennessee, dated April 29, 2024 and recorded on May 02, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1706 Riverwood Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of September, 2024.

MJH Ventures, LLC, a Tennessee Limited Liability Company

By: _____
Caroline Harlow Smith, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Caroline Harlow Smith, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of MJH Ventures, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 4th day of September, 2024.

_____
Notary Public

My Commission Expires:

3-3-26

