Karen Johnson Davidson County
Batch# 1186530 DEEDWARR
09/25/2024 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $595.70
20240925-0074488

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH24-08254

Address of New Owner:	Send Tax Bills to:	Tax Information:
MM Investments LLC, a Limited Liability Company 302 Maple Street Madison, TN 37115	NEW OWNER	043-13-0-191-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rosa Mariana Robles, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MM Investments LLC, a Limited Liability Company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being the westerly 46 feet 4 inches of Lot no. 1, Block "G" on the Map of Forest Park Subdivision, of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said part of Lot no. 1, Block "G", fronts 46 feet 4 inches on the southerly side of Maple Street and runs back between lines, 175 feet on the westerly line, along the easterly margin of Third Avenue, and 183 feet, more or less, on the easterly line, to a dead line in the rear, on which it measures 46 feet, more or less.

Being the same property conveyed to Rosa Mariana Robles, a(n) single woman by Quitclaim Deed from Manuel R. Robles aka Manuel Redentor Robles, a married man dated June 13, 2024 and recorded on July 09, 2024 of recorded in Instrument No. 20240709-0051181, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Manuel R. Robles, a married man by Warranty Deed from William R. White, a widower, of record as Instrument No. 20180828-0085306 in the Register's Office of Davidson County Tennessee dated August 27, 2018 and recorded on August 28, 2018.

Parcel No.: 043 13 0 191.00
Being also known as 302 Maple Street, Madison, TN 37115

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **302 Maple Street, Madison, TN 37115**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of September, 2024

R M. R

Rosa Mariana Robles

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rosa Mariana Robles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 24th day of September, 2024.

Susan Morelli

Notary Public

My Commission Expires: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certification of Recorded Documents

I, Jamie C. Polk, 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 September 24, 2024.

(AFFIANT) – Jamie C. Polk

09/24/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 24th day of September, 2024.

My commission expires: 1/04/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY