Karen Johnson Davidson County
Batch# 1195792 DEEDWARR
10/18/2024 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $926.85
20241018-0081286

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,500.00.

Affiant

Subscribed and sworn to before me, this 16th day of October, 2024.

Notary Public

My commission expires: 4/23/2025

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Engauge Properties LLC, a Tennessee limited liability company and Devin A. Tan	New Owner	**142-08-0A-006.00-CO**
110 Holly Forest	503 River Rock Blvd. B4	
Nashville, TN 37221	Murfreesboro, TN 37128	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Juan E. Vega-Romero, Sole Heir of the Estate of Tana McDonald

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Engauge Properties LLC, a Tennessee limited liability company and Devin A. Tan

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 6, of the Phase I, Coronada Town Home, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Plat Book 4860, Page 26, Register's Office for Davidson County, Tennessee to which source reference is hereby made for a more complete description with appurtenant interest in the common elements of Coronada Town House Condominiums, as established by Master Deed of record in Book 5869, Page 269, and any amendments thereto, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Tana McDonald, unmarried by Warranty Deed from Jerry Kerr and wife, Louise Wadkins-Kerr dated January 31, 2005 and recorded February 10, 2005 in Instrument No. 20050210-0015739, Register's Office of Davidson County, Tennessee. Tana McDonald having since died intestate on April 17, 2024. Juan E. Vega-Romero being her only heir at law. See Affidavit of Heirship of record in Instrument Number 202410180081285, Register's Office for Davidson County.

This is improved property known as **110 Holly Forest, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of October, 2024.

Juan E. Vega, Romero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Juan E. Vega, Romero and Heirs and beneficiaries of Tan, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of October, 2024.

Notary Public
My Commission Expires: 3-23-27

Gregory D. Vadner * State of Tennessee Notary Public * Sumner County

Lenders Title Company File No. 24-000694-626

SP 11/2015

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 10/16/2024 (date of document).

Affiant Signature

10/18/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18 day of Oct., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County