Karen Johnson Davidson County
Batch# 1203481 DEEDWARR
11/13/2024 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,097.05
20241113-0088148

This Instrument Prepared By:
**Watauga Title and Escrow Co., LLC**
**Thomas I. Bottorff, Attorney-at-Law**
**230 Glenis Drive, Suite 304, Liberty Square**
**Murfreesboro, Tennessee 37129**
from information furnished by the parties

**ADDRESS NEW OWNER:**
Mark McGlothlin
5821 Deer Estates Drive
Nashville, TN 37221

**SEND TAX BILL TO:**
Owner

**MORTGAGEE:**
None

**Map/Parcel**
**#142080A00600CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Engauge Properties, LLC, a Tennessee limited liability company, and Devin A. Tan** , hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Mark McGlothlin, a married man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a certain condominium town home situated in Davidson County, Tennessee, and being known as **Unit 6**, together with the appurtenant common elements of **Coronada**, a condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed establishing a horizontal property regime of Coronada, a condominium, of record in Book 4901, page 679; as amended in Book 5202, page 329; Book 5306, page 241; Book 5522, page 675; and in Book 5969, page 269, Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the site-plan of Phase I, Coronada, Town Home Condominiums, of record in Book 4860, page 26, said Registers Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Engauge Properties LLC, a Tennessee limited liability company and Devin A. Tan by Warranty Deed from Juan E. Vega-Romero, sole heir of the Estate of Tana McDonald, dated October 16, 2024, recorded October 18, 2024, of record in Instrument No. 20241018-0081286, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Tana McDonald, unmarried, by Warranty Deed dated January 31, 2005, from Jerry Kerr and wife, Louise Wadkins-Kerr, of record in Instrument No. 20050210-0015739, said Registers Office. The said Tana McDonald having since died intestate on April 17, 2024, property passing to her son and sole heir at law, Juan E. Vega-Romero, according to Affidavit of Heirship of record in Instrument No. 20241018-0081285, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **110 Holly Forest, Nashville, Tennessee 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 GRANTEE, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself/hisself, its successors and representatives and heirs and assigns, 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.

WITNESS OUR HANDS, this the **8th** day of **November, 2024.**

**Engauge Properties, LLC,**
**a Tennessee limited liability company**

**By:** _____
**Christopher Gauger, Managing Member**

_____
**Devin A. Tan**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Christopher Gauger**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Member of **Engauge Properties LLC, a Tennessee limited liability company**, the within named bargainor, and he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Managing Member.

WITNESS my hand and official seal this 8th day of November, 2024.

_____
Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 12/18/2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Devin A. Tan**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of November, 2024.

_____
NOTARY PUBLIC

DOROTHY ANN MEEKS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11/17/24

My Commission Expires: 11/17/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $296,500.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of November, 2024.

NOTARY PUBLIC

My Commission Expires: 3/13/25

STEVEN P. DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**File No. 24107885**

**Tennessee Certification of Electronic Document**

I, Steven Disser, 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 11-8-24.

Affiant Signature

11-8-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8 day of November, 20 24.

Notary Signature

My Commission Expires: 5-9-26

