# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$565,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2024

Notary Public

Commission Expires: _____

(Affix Seal)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1212851 DEEDWARR
12/05/2024 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20241205-0094541

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Heidi Renee Holman | Modern Mortgage Lending | **118-04-0M-001-00** |
| (NAME) 2218 Winford Avenue | (NAME) 28999 Old Town Front Street Suite 103 | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Temecula, CA 92590 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **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 **HEIDI RENEE HOLMAN, TRUSTEE OF THE HEIDI RENEE HOLMAN REVOCALBE LIVING TRUST UNDER TRUST INSTRUMENT DATED 06/06/2022** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2218 Winford Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170703-0066397, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. This being the same description as in previous Deed of record in Instrument No. 20181030-0107153.

Being the same property conveyed to Mountainland Estates, LLC, A Utah Limited Liability Company by Warranty Deed of record in Instrument No. 20181030-0107153, dated October 26, 2018, recorded October 30, 2018, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is **IMPROVED** property, known as **2218 Winford Avenue, Nashville, TN 37211**
(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, successors 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, successors 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.

**Mountainland Estates, LLC**

Jason Enid Allred
Manager

STATE OF Utah

COUNTY OF Cache

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jason Enid Allred, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager of Mountainland Estates, LLC, the within named bargainor, a limited liability company, and that he as such Manager, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Jason Enid Allred as such Manager.

Witness our hands this December 2nd, 2024.

DARRELL G SIMMONS
Notary Public, State of Utah
Commission # 734877
My Commission Expires
2028

NOTARY PUBLIC

My Commission Expires: Jan-3-2028

## Certificate of Authenticity

I, Celia Stewart Rouse, 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 12/3/24.

Date

Celia Stewart Rouse

Affiant Signature

12/3/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 3rd day of December, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY