WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213514 DEEDWARR
12/09/2024 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20241209-0095488

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2024

Megan Crawford
Notary Public

MY COMMISSION EXPIRES: 10-25-26

(AFFIX SEAL)

MEGAN CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Toma Maddison Medina	United Wholesale Mortgage	14805K00200CO
(NAME)	(NAME)	
334B Dade Dr.	P.O. Box 650530	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas TX 75265	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kennith Sellars, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Maddison Medina, unmarried and Michael Toma, unmarried as tenants in common with rights of survivorship, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B as established by Declaration of Covenants, Conditions and Restrictions for the Cottages at 334 Dade Drive, a Horizontal Property Regime with Private Elements, this is a Planned Unit Development pursuant to Tennessee Code Annotated 66-27-103(b), of record in Instrument Number 20220404-0038503, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Kennith Sellars, unmarried, by deed of record in Instrument No. 20220601-0063155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☐ property, known as 334B Dade Dr., 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 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 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/our hands this 12 day of November, 2024.

Kennith Sellars

State of Tennessee
County of Davidson

Personally appeared before me Kennith Sellars, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12 day of November, 2024.

Notary Public
My Commission Expires:

File No.: 17453

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

True Copy Certification

I, Yvette Meldrum, 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 November 06, 2024

Signature
November 06, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 06, 2024

Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY