Karen Johnson Davidson County
Batch# 1217794 DEEDWARR
12/18/2024 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,010.84
20241218-0098354

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: March 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OSCAR TELETOR MEJIA & ALEX MANUEL TELETOR MEJIA	New Owner	**043-09-0-313.00**
(NAME) **309 KATE STREET**	(NAME)	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, GAYLE L. WARD, TRUSTEE OF GAYLE L. WARD REVOCABLE TRUST, CREATED MARCH 14, 2016, AND PLR PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OSCAR TELETOR MEJIA AND ALEX MANUEL TELETOR MEJIA** both unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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 Lots Nos. 24 and 25 of Block M on the Plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gayle L. Ward from Coordination Plus, LLC, a Tennessee Limited Liability Company, by warranty deed dated May 7, 2013 of record as Instrument No. 20130507-0046006, Register's Office for Davidson County, Tennessee. Further, being conveyed from Gayle L. Ward to GAYLE L. WARD, TRUSTEE OF GAYLE L. WARD REVOCABLE TRUST, CREATED MARCH 14, 2016, by quitclaim deed dated April 28, 2016 of record as Instrument No. 20160505-0044587, said Register's Office. Further, GAYLE L. WARD, TRUSTEE OF GAYLE L. WARD REVOCABLE TRUST, CREATED MARCH 14, 2016, conveyed a One-Half (1/2) Undivided Interest to PLR PROPERTIES LLC, a Tennessee Limited Liability Company, by quitclaim deed dated January 31, 2017 of record as Instrument No. 20170206-0012643, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 843, page 82 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **309 KATE STREET, MADISON, TN 37115**
(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; 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 our hands this 5th day of December, 2024.

PLR PROPERTIES LLC
A Tennessee Limited Liability Company

By: William Simpson, Admin. Member

X Gayle L Ward, Trustee
GAYLE L. WARD, TRUSTEE
OF GAYLE L. WARD REVOCABLE TRUST,
CREATED MARCH 14, 2016

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Gayle L. Ward, Trustee of Gayle L. Ward Revocable Trust, created March 14, 2016**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of December, 2024.

My Commission Expires: December 11, 2026

Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 110893 BRIGITTE RANKIN Commission Expires Dec. 11, 2026 LAFAYETTE COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **WILLIAM SIMPSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Admin. Member of **PLR PROPERTIES LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that he as such Admin. Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **PLR PROPERTIES LLC,** by himself as such Admin. Member.

Witness my hand and official seal at Nashville, Tennessee this 6th day of December, 2024.

My Commission Expires: March 3, 2026

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/5/24 (date of document).

Jennifer Russell
Affiant Signature

12/12/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

