2024-1399-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$379,000.00.**

Affiant

Subscribed and sworn to before me this 18 day of December, 2024

Notary Public

My Commission expires: 9-7-2026

(Affix Seal)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1218393 DEEDWARR
12/19/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20241219-0098756

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Junior Miguel Flores Mejia	New owner	059-09-0-037
4049 Meadow Hill drive		
Nashville, TN 37218		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tim Davis, Trustee of 4049 Meadow Hill Land Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Junior Miguel Flores Mejia, unmarried, and Milton E. Flores Mejia, unmarried, as Joint Tenants with Rights of Survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 130 on the Plan of HAYNES ESTATES, SECTION 2, as a record in Plat Book 4172, Page 13, Register's Office for said County.

Said Lot No. 130 fronts 77 feet on the Westerly side a Meadow Hill Drive and runs back between parallel lines 140 feet to a line at the rear on which it measures 77 feet.

Being the same property conveyed to Bridge Builder Capital LLC, a Tennessee limited liability company, by Warranty Deed from Lynn Elizabeth Green and Kimberly Rodriquez and Stephanie Snowden, the Heirs-at-law of Mary E. Roney Green, of record in Instrument Number 20230901-0069001, Register's Office for Davidson County, Tennessee. Further conveyed to Tim Davis, Trustee of the 4049 Meadow Hill Land Trust, by Quitclaim Deed from Bridge Builder Capital LLC, a Tennessee limited liability company dated May 8, 2024 and recorded May 8, 2024 at Instrument Number 20240508-0034001, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **4049 Meadow Hill Drive, Nashville, TN 37218.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 20th day of December, 2024.

4049 Meadow Hill Land Trust

By: _____
Tim Davis, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tim Davis, Trustee of 4049 Meadow Hill Land Trust,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 20th day of December, 2024.

_____
Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 December 18, 2024.

Affiant Signature

12/18/24
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026