Karen Johnson Davidson County
Batch# 1224132 DEEDWARR
01/07/2025 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20250107-0001293

WARRANTY DEED

J. VANZANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

File No. EY-24-8178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00

Mai Reynold
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2025

J. Vanzant
Notary Public

MY COMMISSION EXPIRES: 12/18/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MKK Rental LLC	MKK Rental LLC	
(NAME)	(NAME)	
1994 Mossy Oak Circle	1994 Mossy Oak Circle	136-09-0-046.00
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043	Clarksville, TN 37043	
(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, I/we, **Lourdes M. Navarrette, a widow**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MKK Rental LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 13 on the Plan of Bayview, Section One of record in Plat Book 9700, Page 330, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jesse O. Roseberry and wife, Lourdes M. Navarrette by Warranty Deed from NVR Homes, Inc t/a Ryan Homes, a Virginia corporation of record in Book 10782, page 468, Register's Office for Davidson County, Tennessee, dated January 30, 1998 and recorded on February 04, 1998.

The said Jesse O. Roseberry subsequently died on November 25, 2023, thereby vesting title into Lourdes M. Navarrette as surviving tenant by the entirety.

This is property more commonly known as 2408 Bayview Drive, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 6th day of January, 2025.

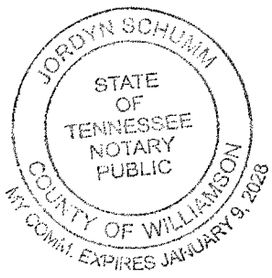
Lourdes M. Navarrette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of January, 2025, before me personally appeared Lourdes M. Navarrette, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of January, 2025.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

I, Dana Robertson, 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 original document was executed and authenticated according to law on 01/06/2025.

01/06/2025

Affiant Signature Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 6 day of January, 2025.

Notary's Signature

My Commission Expires: 10/14/25

(Notary Seal)

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY