WARRANTY DEED

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2025

Notary Public

MY COMMISSION EXPIRES: 07-06-26
(AFFIX SEAL)

File No. AP-24-7971

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
Marshall Moutenot and Alejandra Moutenot	Studio Bank	
(NAME) 1702 Cedar Lane	(NAME) 124 12th Avenue South, Suite 400	083-10-0-075.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37203	
(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, **Michaella Solar-March and Alexander Luther-Cannon, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marshall Moutenot and Alejandra Moutenot, husband and wife**, 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. 156 and 157 on the Plan of McEwen Place of record in Plat Book 332, Page 133, 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 Michaella Solar-March and Alexander Luther-Cannon, wife and husband by Warranty Deed from Southbound, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230516-0036544 Register's Office for Davidson County, Tennessee, dated May 15, 2023 and recorded on May 16, 2023.

This is property more commonly known as 407 Lockland Drive, Nashville, TN 37206.

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.

Karen Johnson Davidson County
Batch# 1234126 DEEDWARR
02/04/2025 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20250204-0008465

Witness my/our hand this 30th day of January, 2025.

Alexander Luther-Cannon

Michaella Solar-March

STATE OF New York
COUNTY OF Kings

On this 30th day of January 2025, before me personally appeared Alexander Luther-Cannon and Michaella Solar-March, 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 30th day of January, 2025.

Notary Signature
My commission expires:

CORDELL C OFFICER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01OF0030128
Qualified in Kings County
My Commission Expires 10-24-2028

True Copy Certification

I, **Pam Autry,** 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 this the 30 day of ~~February~~ January, 2025.

Affiant Signature

Date 2/3/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

