WARRANTY DEED

Karen Johnson Davidson County
Batch # 1240348 DEEDWARR
02/24/2025 03:55:02 PM 2 pgs
Fees: $13.00 Taxes: $3,774.00

20250224-0013644

File No. EM-24-8517

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,020,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAURA LEIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

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 NUMBER
Ricardo Fonseca and Emma Baxley	Legacy Home Loans, dba Steadfast	
(NAME)	(NAME)	083-10-0-286.00
1806 Forest Avenue	408 Highway 76	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	White House, TN 37188	
(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, **Pedro G. Mascaro and Elizabeth A. Hevert, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricardo Fonseca and Emma Baxley, 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. 68 on the Plan of Lockeland of record in Plat Book 57, Page 135, 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 Elizabeth Anne C. Havert, an unmarried woman by Warranty Deed from Gregory M. Peterson and Ashley L. Peterson, husband and wife of record in Instrument No. 20180717-0069609 Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 17, 2018.

Being the same property conveyed to Pedro G. Mascaro and Elizabeth A. Havert, husband and wife by Warranty Deed from Elizabeth Anne C. Havert, also Known as Elizabeth A. Havert, who took Title as an unmarried woman of record in Instrument No. 20220401-0037903 Register's Office for Davidson County, Tennessee, dated March 21, 2022 and recorded on April 01, 2022.

This is property more commonly known as 1806 Forest Avenue, 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.

Witness my/our hand this 17th day of February, 2025.

Pedro G. Mascaro

Elizabeth A. Hevert

STATE OF FLORIDA,
COUNTY OF Volusia

On this 17th day of February, 2025, before me personally appeared Pedro G. Mascaro and Elizabeth A. Hevert, 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 17th day of February, 2025.

Notary Signature
My commission expires: 8/3/2027

FELECIA N SALES
Notary Public - State of Florida
Commission # HH 429517
My Comm. Expires Aug 3, 2027
Bonded through National Notary Assn.