WARRANTY DEED

Karen Johnson Davidson County
Batch# 1254911 DEEDWARR
04/01/2025 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250401-0024788

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $380,000.00

Makayla Wray
Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 21 DAY OF March, 2025.

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-05-2027

D Hardwick
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Zachary Robert Thomas	Zachary Robert Thomas	150-02-0-206.00
(NAME) 728 Bluewater Drive	(NAME) 728 Bluewater Drive	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Michelle Maldonado, an unmarried woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Zachary Robert Thomas, an unmarried person , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Harbor Gate, Section 2, Revised as of record in Book 6250, Page 33, 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 Michelle Maldonado, Unmarried Woman by Warranty Deed from Stevens Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190620-0059415 Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded on June 20, 2019 and Scrivener's Affidavit recoded on Instrument No. 20200203-0012178 .

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 728 Bluewater Drive, Nashville, TN 37217

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26 day of MARCH, 2025

Michelle Maldonado

STATE OF FLORDIA
COUNTY OF POLK

On this 26 day of MARCH, 2025, before me personally appeared Michelle Maldonado, 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 26 day of MARCH, 2025.

Richard J Heglin
Notary Signature
My commission expires: 1/31/2029

RICHARD J HEGLIN
Notary Public - State of Florida
Commission # HH 630217
My Comm. Expires Jan 31, 2029
Bonded through National Notary Assn.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **March 26, 2025**.

Affiant Signature

April 1, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

1st day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

