Karen Johnson Davidson County
Batch # 1256037 DEEDWARR
04/03/2025 01:45 19 PM 2 pgs
Fees $13 00 Taxes $1,757 50
20250403-0025456

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-5284-AJ

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-3612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 1st day of April, 2025.

Notary Public
My Commission Expires: 03-16-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexander Thomas Mendonca and Mary Grace LeAnnais 3612 Coles Branch Drive ~~Nashville~~, TN 37013 Antioch	CMG Home Loans 3160 Crow Canyon Rd #400 San Ramon, CA 94583	173 16 0A 065.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Guadalupe Faz, an unmarried woman (individually and/or collectively, "Grantor"), transfer and convey unto Alexander Thomas Mendonca, a single person, and Mary Grace LeAnnais, a single person (individually and/or collectively, "Grantee"), 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 #78, on the Plan of HIDDEN CREEK, PHASE TWO, SECTION ONE, of record in Plat Instrument No. 20030213-0020016 and Surveyors Certificate of Correction recorded in Instrument No. 20031120-0169641, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Guadalupe Faz, unmarried, by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, of record in Instrument No. 20041109-0135210, in the Register's Office of Davidson County, Tennessee, dated November 01, 2004 and recorded on November 09, 2004.

This is improved property located at: **3612 Coles Branch Drive, ~~Nashville~~ Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2025

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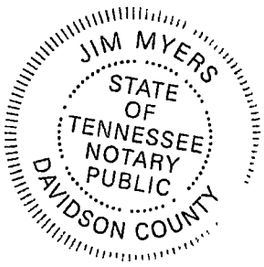
GRANTOR:

Guadalupe Faz

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Guadalupe Faz, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of April, 2025.



Notary Public
My Commission expires: 11-8-2028