Karen Johnson Davidson County
Batch# 1271783 DEEDWARR
05/12/2025 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20250512-0037149

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24075-AP

Return to:
On Point Title LLC
8602 Farmington Blvd #3
Germantown, TN 38139
(901) 221-1213

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

ALISHA CULLERS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/13/2027
SHELBY COUNTY

Subscribed and sworn to before me, this the 9th day of May, 2025.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yolanda Mena 704 Seven Mile Court Nashville, TN 37211	New Owner Yolanda Mena 704 Seven Mile Court Nashville, TN 37211	133-08-0-136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Luke Musselwhite, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Yolanda Mena***, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: *a married person

Land in Davidson County, Tennessee, being Lot No. 41A on the Plan of Zero Lot Division, Lot numbers 36 and 41, Phase II, Valley View Terrace of record in Plat Book 5200, Page 119, 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 Luke Musselwhite, unmarried by Warranty Deed from Ashley M. Marlow, an unmarried woman, dated November 30, 2022, recorded December 2, 2022, of record in Instrument No. 20221202-0126157, Register's Office for Davidson County, Tennessee.

This is improved property located at: **702 Seven Mile Court, Nashville, TN 37211**

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 their 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 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. 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 8th day of May, 2025

.

GRANTOR:

Luke Musselwhite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luke Musselwhite, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of May, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

Certificate of Authenticity

I, Alisha Cullers, do hereby make oath that I am 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 10/17/2024.

Date

Alisha Cullers

Affiant Signature

10/17/2024

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 17th day of October, 20 24.

Deborah Fernanda Pineda

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

DEBORAH FERNANDA PINEDA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/01/2028
SHELBY COUNTY