Karen Johnson Davidson County
Batch# 1274133 DEEDWARR
05/16/2025 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20250516-0038749

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/30/2029

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Fernando Mendoza Hernandez	NEW OWNER	
(NAME)	(NAME)	162-09-0-154.00
5709 Ashmont Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ML REI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUAN FERNANDO MENDOZA HERNANDEZ AND SILVIANA ESPINO HERNANDAZ, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 127 on the Plan of Hickory View, Section Five, of record in Plat Book 6900, Page 868, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charmaine C. Jamieson, unmarried by Warranty Deed from Paul H. Vanderwood, unmarried and Cheryl E. Vanderwood, unmarried of record in Instrument No. 20040805-0094341 Register's Office for Davidson County, Tennessee, dated July 30, 2004 and recorded on August 05, 2004. The said Charmaine C. Jamieson, also known as and being one and the same person as Leta Charmaine Jamieson, died testate on April 11, 2024.

Being the same property conveyed to ML REI, LLC, a Tennessee Limited Liability Company by Warranty Deed from David S. Jamieson, Jr., as Personal Representative of the Estate of Leta Charmaine Jamieson, also known as Charmaine C. Jamieson, deceased of record in Instrument No. 20250122-0005080 Register's Office for Davidson County, Tennessee, dated January 21, 2025 and recorded on January 22, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5709 Ashmont Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

JW2025-572

Witness my hand this 12th day of May, 2025

ML REI, LLC

BY: LuHua Liu

LUHUA LIU, MEMBER

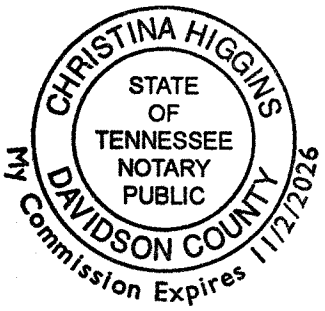
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Luhua Liu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of ML REI, LLC, and that he as such Member of ML REI, LLC, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of ML REI, LLC.

Witness my hand and official seal this 12th day of May, 2025.

Commission expires:



Notary Public

JW2025-572

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/12/25 (date of document).

Jennifer Russell
Affiant Signature

5/15/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of May 2025.

D Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 09/19/28

NOTARY'S SEAL

