This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24248-DJ

Karen Johnson Davidson County
Batch# 1277490 DEEDWARR
05/27/2025 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250527-0041307

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 23rd day of May, 2025.

Notary Public
My Commission Expires: 3/20/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elvia Romero and Jean P. Dulcey Mendoza 316 Cedarview Dr Nashville, TN 37211	Newowner	162-13-0-148

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, we, **Kasso K. Siewnarine, unmarried, and Reya Siewnarine, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elvia Romero, a married woman, as her sole and separate property and Jean P. Dulcey Mendoza, an unmarried man, as joint tenants with rights of survivorship** hereinafter called the Grantee(s), 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 all of Lot No. 17, Section One, Dreamland Estates Southeast, according to survey and plat of same appearing of record in Plat Book 5200, pages 646 and 647, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kasso K. Siewnarine and wife, Reya Siewnarine by Warranty Deed from Jack Williams Construction Co., dated April 7, 1986, recorded April 9, 1986, of record in Book 6825, page 522, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **316 Cedarview Drive, 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 23rd day of May, 2025.

GRANTOR:

Kasso K. Siewnarine

Reya Siewnarine

STATE OF NEVADA
COUNTY OF Clark

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kasso K. Siewnarine and Reya Siewnarine, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of May, 2025.

SHEILA M SALAZAR
Notary Public, State of Nevada
Appointment No. 19-4493-01
My Appt. Expires Oct 4, 2027

Notary Public
My Commission expires: 10-04-2027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 5/23/25 (date of document)

Regina Sullo

Affiant Signature

May 27, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 27 day of May, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

