Karen Johnson Davidson County Batch# 1284974 DEEDWARR 06/16/2025 03:30:30 PM 3 pgs Fees: $18.00 Taxes: $1,332.00 20250616-0047121	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $360,000.00 Jennifer Russell Affiant Subscribed and sworn to before me, this 12th day of June, 2025. Notary Public My commission expires: 6/23/25

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jeffrey James Mongelli	**PennyMac Loan Service, LLC**	**09106024000**
5513 Louisiana Ave	3043 Townsgate Rd.	
Nashville, TN 37209	Suite 200 Westlake Village CA 91361	

FOR AND IN 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 ACKNOWLEDGE, WE,

Dana C Noonan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey James Mongelli, unmarried

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. 1424, Block 22, Plan of West Nashville, Plan No. 2, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Dana C Noonan, by Warranty Deed from Grant Moffett and Jessica Moffett, husband and wife, dated July 11, 2019, of record in Instrument No. 20190711-0067736, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5513 Louisiana Ave, Nashville, TN 37209.

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 in 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.

Dana C Noonan Date: 6/11/25

Dana C Noonan

STATE OF Tennessee

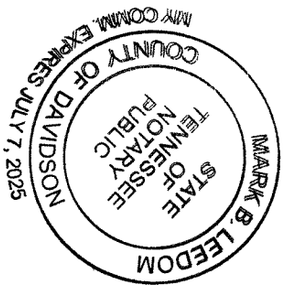
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Dana C Noonan, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June 2025, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25



Certificate of Authenticity

I, Mark Bleecker, 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

6/11/25
Date

Affiant Signature

6/11/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 11th day of June, 2025.

Notary's Signature
My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY