WARRANTY DEED

Karen Johnson
Batch # 1288236
06/20/2025 02 48 47 PM
Fees $13 00 Taxes $2,867 13

Davidson County
DEEDWARR
2 pgs

20250620-0048621

File #25-TL-407B-C

(SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $774,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2025

Notary Public
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Justin Michael Slaten	Mortgage Lending Group LLC	
(NAME)	(NAME)	
407B 35th Avenue North	123 2nd Ave S., Suite 230	**092 09 4I 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Edmonds, WA 98020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MAURILIO B. AMORIM, JR., AN UNMARRIED PERSON, AND MARK HARTMAN, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JUSTIN MICHAEL SLATEN, SINGLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit No B, as shown on the Plan of HOMES AT 407 35TH AVENUE NORTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS of record in Instrument No 20160517-0049054, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description of the property

Being the same property conveyed to Maurilio B Amorim, Jr , unmarried, and Mark Hartman, unmarried, as Tenants-In-Common, by Warranty Deed from HowBoutPickles, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20180309-0022517, in the Register's Office of Davidson County, Tennessee, dated March 05, 2018 and recorded on March 09, 2018

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
*Plat of HOMES AT 407 35TH AVENUE NORTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as recorded in Plat Book 20160517-0049054, Page(s)
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20160517-0049054
* Charter for Homes at 407 35th Avenue North Homeowners Association Inc recorded as Instrument No 20160517-0049053
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **407B 35th Avenue North, 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this the 17th day of June, 2025

Maurilio B. Amorim, Jr

Mark Hartman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2025, before me personally appeared Maurilio B Amorim, Jr , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of June, 2025

Notary Signature
My commission expires
STATE OF TENNESSEE
COUNTY OF DAVIDSON

JOHN W BISHOP · STATE OF TENNESSEE NOTARY PUBLIC · WILLIAMSON COUNTY My Commission Expires 08-10-2027

On this 17th day of June, 2025, before me personally appeared Mark Hartman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of June, 2025

Notary Signature
My commission expires

JOHN W BISHOP · STATE OF TENNESSEE NOTARY PUBLIC · WILLIAMSON COUNTY My Commission Expires 08-10-2027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BMR-25-407B