WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 4-68092-mc

Karen Johnson Davidson County
Batch# 1295556 DEEDWARR
07/09/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20250709-0054140

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. _____

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $260,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn before me this the 27th day of June, 2025.

Notary Public
My commission expires: 3-21-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Denis A. Rincon 708 Clearwater Ct. Nashville, TN 37217	New Owner	149-04-0 261.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EMILY MUIR, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DENIS A. RINCON AND MAYRA MOSQUERA LOPEZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 13-B, on the Plan of Revised Zone Lot Division Lot Nos. 10-16 & 18-43, Edge-O-Lake, Section 21, of record in Plat Book 6900, Page 256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emily Muir, a single woman, by deed dated 01/27/2017, from John R. Sullivan, married, of record in Instrument No. 20170130-0009396, Register's Office for said County. The said Eric McClendon is joining in this conveyance to convey any and all marital interest he may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 708 Clearwater Ct., Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of June, 2025.

Emily Muir

Eric McClendon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emily Muir and Eric McClendon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2025.

My commission expires: 6/14/2026

Notary Public



I, Kirsten Virden, 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 6-27-25 (date of document).

Kirsten Virden

Affiant Signature

Date: 6-27-25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of June, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

