WARRANTY DEED

Karen Johnson Davidson County
Batch# 1305099 DEEDWARR
08/01/2025 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250801-0061264

File No. ML-25-10388

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Betty De Varona and Sebastian DeVerona	CMG Mortgage	
(NAME)	(NAME)	
442 Roger Williams Avenue	1795 International Way, MS 161-E	071 02 0 114.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Idaho Falls, ID 83402	
(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, I/we, **Transmute M A M, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sebastian De Varona, an unmarried man and Betty C. De Varona, a married woman, joint tenancy with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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. 30 on the Plan of John J. Rucker's Subdivision of Lot No. 8 in the Second Plan of Brooklyn, as of record in Plat Book 332, Page 157, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the Southerly side of Roger Williams Avenue and extends back between parallel lines 145 feet to a dead line. Being the same property conveyed to Donald J. Trotter and Cynthia D. Trotter, husband and wife, Donald M. Trotter Jr. and Deanna Trotter, husband and wife by Warranty Deed from Edd R. Turner of record in Instrument No. 20030603-0075237 Register's Office for Davidson County, Tennessee, dated May 20, 2003 and recorded on June 03, 2003 and Re-Recorded Warranty Deed recorded in Instrument No. 20041026-0128603.

The said Donald J. Trotter died on or about October 30, 2015 vesting his interest in the property to Cynthia D. Trotter, surviving tenant.

Donald M. Trotter, Jr and Deanna Trotter, have since divorced. Being the same property conveyed to Transmute M A M, LLC, a Tennessee limited liability company by Warranty Deed from Deanna Trotter, unmarried and Cynthia Trotter, unmarried and Donald M. Trotter, Jr., unmarried of record in Instrument No. 20241204-0094143 Register's Office for Davidson County, Tennessee, dated November 15, 2024 and recorded on December 04, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 30th day of July, 2025.

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

Transmute M A M, LLC, a Tennessee Limited Liability Company

By:_____
James Seta, Member

By:_____
Lorraine Seta, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jordyn Schumm of the state and county mentioned, personally appeared James Seta and Lorraine Seta, Members of Transmute M A M, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Transmute M A M, LLC, the within named bargainor, a Limited Liability Company, and that such James Seta and Lorraine Seta, Members of Transmute M A M, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Nashville, this 30th day of July, 2025.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 31, 2025.

J. Carlton Drumwright

July 31, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 31, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY