WARRANTY DEED

Karen Johnson Davidson County
Batch# 1308901 DEEDWARR
08/12/2025 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20250812-0064114

File #25-TL-1308-7

(SEAL)
KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford KP

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: 8/21/27

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)
Laura Rabell	**New Owner**	
(NAME)	(NAME)	
1308 Montgomery Avenue, Unit 7		**071 16 0G 007.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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,

MADELINE ANNE MAYO, A SINGLE PERSON, AND WILLIAM LANDERS MAYO, A SINGLE PERSON,

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

LAURA RABELL, AN UNMARRIED WOMAN,

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 being known and designated as Unit No. 7 of MONTY AT CLEVELAND PARK HOMEOWNERS ASSOCIATION a Horizontal Property Regime with Private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing MONTY AT CLEVELAND PARK HOMEOWNERS ASSOCIATION, a Horizontal Property Regime of record in Instrument No. 20200109-0003078, and as amended in Instrument No. 20201116-0134725, in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Robert Wayne Mayo, by Warranty Deed from Hidden Valley Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211112-0150888, in the Register's Office of Davidson County, Tennessee, dated November 9, 2021 and recorded on November 12, 2021.

Robert Wayne Mayo, died intestate on September 4, 2023. Madeline Anne Mayo and Williams Landers Mayo are the sole heirs at law, pursuant to Affidavit of Heirship of record in Instrument No.202508120064113_, said Register's Office.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* REVISED MAP OF THE DIXIE PURE FOOD COMPANY'S SUBDIVISION, as recorded in Plat Book 332, Page 51.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200109-0003078, as amended in Instrument No. 20201116-0134725.
* Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20181113-0111979.
* Easement for Ingress/Egress, recorded in Instrument No. 20170907-0091999.
* Easement for Right-of-Way, recorded in Instrument No. 20181022-0104531.
* Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20181022-0104532.
* Easement for Ingress and Egress and Utilities, recorded in Instrument No. 20201029-0126139.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unImproved __X___ Improved property known as: **1308 Montgomery Avenue, Unit 7, Nashville, TN 37207**.

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 30th day of July, 2025.

Madeline Anne Mayo

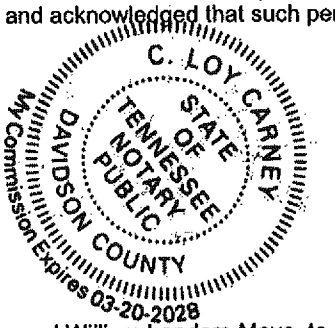
William Landers Mayo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2025, before me personally appeared Madeline Anne Mayo, 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 30th day of July, 2025.

Notary Signature
My commission expires:

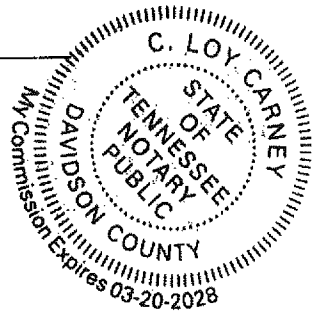


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2025, before me personally appeared William Landers Mayo, 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 30th day of July, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 8/11/2025 (date of document).

Affiant Signature

8/11/2025
Date

State of Tennessee
County of Rutherford

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

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL