Karen Johnson Davidson County
Batch# 1331576 DEEDWARR
10/08/2025 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,675.73
20251008-0080161

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,900.00.

Elizabeth Harwell
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th day of October, 2025.

Notary Public

(Affix Seal)

My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

2025-09-3357

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Elizabeth Harwell and Benjamin Mecklenborg 4803 Wales Court Nashville, TN 37211	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	Map/Parcel 147-08-0-073.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ryan Christopher Motta and Emily Augusta Motta, Trustees of The Motta Family Living Trust dated August 18, 2025**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Harwell and Benjamin Mecklenborg, wife and husband**, hereinafter called the GRANTEE, their heirs 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 Lot No. 9 on the Plan of Section 1, Cathey Heights of record in Plat Book 2854, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Motta and Emily Motta, husband and wife by Warranty Deed from David M. Oldham and wife, M. Leanne Oldham of record in Instrument No. 20210329-0041111 Register's Office for Davidson County, Tennessee, dated March 22, 2021 and recorded on March 29, 2021.

Being the same property conveyed to Ryan Christopher Motta and Emily Augusta Motta, as Trustees of The Motta Family Living Trust dated August 18, 2025 by Quitclaim Deed from Ryan Motta and Emily Motta, husband and wife of record in Instrument No. 20250911-0072518 Register's Office for Davidson County, Tennessee, dated August 18, 2025 and recorded on September 11, 2025.

This conveyance is subject to the following: Davidson County property taxes for subsequent years are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4803 Wales Court, Nashville, TN 37211.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 3rd day October, 2025.

The Motta Family Living Trust dated August 18, 2025

By: Ryan Christopher Motta, Trustee
Ryan Christopher Motta, Trustee

By: Emily Augusta Motta, Trustee
Emily Augusta Motta, Trustee

STATE OF NORTH CAROLINA
COUNTY OF Wake

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ryan Christopher Motta and Emily Augusta Motta, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of The Motta Family Living Trust dated August 18, 2025, the within bargainor, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as Trustees of The Motta Family Living Trust dated August 18, 2025.

Witness my hand, at office, this 3rd day of October, 2025.

Notary Public

My commission expires: 02/28/2026

Tiffany Turner-Patterson
Notary Public
Wake County, NC
Commission Expires 02/28/2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 7 day of October, 2025.

Affiant Signature
Date 10-7-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

