Karen Johnson Davidson County
Batch# 1340794 DEEDWARR
10/31/2025 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,650.27
20251031-0086875

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. AP-25-11359

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,020.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
William Montgomery Tate, Courtney Tate, Brian K. Tate, and Dina Tate	New Owner	
(NAME)	(NAME)	161-02-0-135.00
5204 Meta Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Luis R. Redondo, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Montgomery Tate and Courtney Tate, husband and wife, and Brian K. Tate and Dina Tate, husband and wife, all joint tenants with the 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. 27 on the Plan of Section Two, McMurray Place of record in Plat Book 5200, Page 440, 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 Luis R. Redondo, single man by Warranty Deed from Taylor Aaron Kropp, married and Eric R. Kropp, married of record in Instrument No. 20191113-0117123 Register's Office for Davidson County, Tennessee, dated November 08, 2019 and recorded on November 13, 2019.

This is property more commonly known as 5204 Meta Circle, Nashville, TN 37211

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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.

Effective the 30th day of October, 2025.

LRR 10.27.25

Luis R. Redondo

STATE OF NEW YORK
COUNTY OF NEW YORK

On this 27 day of October, 2025, before me personally appeared Luis R. Redondo, 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 27 day of October, 2025.

Notary Signature
My commission expires: 3/18/2029

Yudelka DePena
Notary Public - State of New York
No. 01DE0034941
Qualified in New York County
My Commission Expires 03/18/2029

Certificate of Authenticity

I, Alli Pinkston, 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 **October 27, 2025**.

Date

Alli P

Affiant Signature

10/31/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County