Karen Johnson Davidson County
Batch# 1342622 DEEDWARR
11/07/2025 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20251107-0088687

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$299,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF **NOVEMBER, 2025.**

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELBA S VALLADARES **KELVIN RODRIGUEZ TICAS**	**SUCCESS MORTGAGE PARTNERS**	**162-06-0-254.00**
(NAME) **108 VALLEY GREEN DR.**	(NAME) **1200 S SHELDON RD, STE 150**	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) **PLYMOUTH, MI 48170**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, MARK G. MASON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELBA S VALLADARES AND KELVIN J RODRIGUEZ TICAS, WIFE AND HUSBAND** _____, HEREINAFTER CALLED THE GRANTEES, 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. 21 on the Plan of Valley Green, Section One, as of record in Book 4460, pages 96 and 97, 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 Mark G. Mason from Wachovia Bank of Delaware, National Association, f/k/a First Union National Bank of Delaware, by deed dated July 14, 2004 of record in Instrument No. 20040901-0105558, Register's Office for Davidson County, Tennessee.

Mark G. Mason and Mark Gregory Mason are one and the same person.

This conveyance is subject to Restrictive Covenants for Valley Green of record in Book 4622, page 277 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **108 VALLEY GREEN DR., ANTIOCH, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 6th day of November, 2025.

Mark G Mason by Mason Nicholas Fontana Sr
his Attorney in Fact.

MARK G. MASON
By: Mason Nicholas Fontana, Sr.., his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of November, 2025, before me personally appeared **MASON NICHOLAS FONTANA, SR., Attorney in Fact for MARK G. MASON,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Mark G. Mason pursuant to Durable Power of Attorney of record in Instrument No. 20251028-0085914, Register's Office for Davidson County, Tennessee**, and who acknowledged that he executed the same as the free act and deed of **Mark G. Mason.**

Witness my hand and official seal at Nashville, Tennessee this 6th day of November, 2025.

My Commission expires: **March 3, 2026**

Notary Public

COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **11-6-2025**.

Affiant Signature — Date: **11-06-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11-06-2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY