Karen Johnson Davidson County
Batch# 1351453 DEEDWARR
11/26/2025 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20251126-0094479

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF Tennessee (28)
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-19-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Lance Machado & Anna Belair	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
247 Timmons Street	SNBC Mortgage Corp.	119-14-0-369.00
(ADDRESS)	9311 San Pedro #100 (ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(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, **M&M Building Company LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lance Machado and Anna Belair**, husband and wife, 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. 24, Block A, on the Plan of Part One of Woodbine Courts, of record in Plat Book 1130, Page 39, 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 M&M Building Company, LLC, a Tennessee limited liability company by Warranty Deed from Brandon Adams, Trustee of The 247 Timmons St Trust of record in Instrument No. 20220119-0007104 Register's Office for Davidson County, Tennessee, dated January 11, 2022 and recorded on January 19, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 247 Timmons St, Nashville, TN 37211 (unimproved _)
(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 21st day of November, 2025.

M&M Building Company, LLC

Marvin Martinez, Authorized Agent

By: Marvin Martinez, Authorized Agent

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public of said County and State, personally appeared (via audio/video communication) **Marvin Martinez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Authorized Agent of **M&M Building Company, LLC** the within named bargainer, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Authorized Agent.

WITNESS my hand and official seal at office this 21st day of November, 2025.

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 21.

Affiant Signature

25th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

