Karen Johnson Davidson County
Batch# 1354680 DEEDWARR
12/05/2025 02:57:30 PM 4 pgs
Fees: $23.00 Taxes: $971.25
20251205-0096975

Lenders Title Company File No. 25-002784-524

ADELAIDA E. DILWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES DEC 19, 2026 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is $262,500.00. Affiant Subscribed and sworn to before me, this 2nd day of December, 2025. Notary Public My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matthew Joseph Gonzalez	**New Owner**	**120-02-0-168.00**
1313 Mercury Dr		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mark L Nadlin, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Matthew Joseph Gonzalez, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 118 on the Plan of Stardust Acres, as of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark L. Nadlin by Warranty Deed from Pamela Lynch of record in Book 7288, Page 664, Register's Office for Davidson County, Tennessee, dated June 30, 1987 and recorded on July 06, 1987.

This instrument was executed on behalf of the said Larry Butler for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No.—202512050096974— in the Register's Office for Davidson County, Tennessee.

SP 11/2015

This is improved property known as **1313 Mercury Dr, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of December, 2025.

Mark L. Nadlin, by Larry L Butler, Attn: in-fact

Mark L. Nadlin by Larry Butler,
Attorney in Fact

STATE OF CALIFORNIA
COUNTY OF Alameda

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Larry Butler, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Mark L. Nadlin for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Mark L. Nadlin, and is authorized by him/her to execute this instrument on his/her behalf.

Witness my hand this 1st day of ~~November~~ December, 2025.
KJ

Notary Public
My Commission Expires: 02-11-2029

Lenders Title Company File No. 25-002784-524

See attached

SP 11/2015

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda }

On 12-01-25 before me, K Jackson, Notary Public.
Date *Here Insert Name and Title of the Officer*

personally appeared Larry Butler
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

K. JACKSON
Notary Public - California
Alameda County
Commission # 2509673
My Comm. Expires Feb 11, 2029

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Certificate of Authenticity

I Adde Dilworth, 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 **December 2, 2025**.

Date

Affiant Signature — **12/5/2025** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **5th** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)