This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1355392 DEEDWARR
12/08/2025 03:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20251208-0097638

State of Georgia
County of Fulton

The actual consideration or value, whichever is greater for this transfer is: $500,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 4th Day of Dec., 2025.

_____
Notary Public
My Commission expires 11 / 14 / 2027

TRACEY BEGLEY
NOTARY PUBLIC
FULTON COUNTY
STATE OF GEORGIA
COMM. NO: W-00631638
My Comm. Expires Nov. 14, 2027

NAME AND ADDRESS OF PROPERTY OWNER:
McKenna Mendiola and John Mendiola
4964 Leesa Ann Ln
Hermitage, TN 37076

SEND TAX BILLS TO: Fairway Independent Mortgage Corp.
4201 Marsh Lane
Carrollton, TX 75007

MAP AND PARCEL NUMBER: 076050B24300CO

WARRANTY DEED
25NT01695

Effective the 4 Day of December 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Erik Anthony Mendoza and Jonathan Paul Kranock, a married couple

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

McKenna Mendiola and John Mendiola, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 243, of Chandler Reserve, Phase 1, as shown on Plat of record in Instrument No.20231211-0095510, in the Register's Office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Erik Anthony Mendoza and Jonathan Paul Kranock, a married couple, from Meritage Homes of Tennessee, Inc., an Arizona corporation, by Special Warranty Deed dated 08/07/2024 and recorded 08/12/2024 in Instrument No. 20240812-0060508, Register's Office of said County.

Being part of the same property conveyed to Meritage Homes of Tennessee Inc., an Arizona Corporation by Warranty Deed from Desperado Partners, a Tennessee general partnership dated 07/26/2021 and recorded 08/02/2021, of record in Instrument No. 20210802-0103830, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 4964 Leesa Ann Lane, Hermitage, TN 37076

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 4 day of DECEMBER, 2025

Erik Anthony Mendoza

State of Georgia)
County of Fulton)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Erik Anthony Mendoza,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 11 / 14 / 2027

TRACEY BEGLEY
NOTARY PUBLIC
FULTON COUNTY
STATE OF GEORGIA
COMM. NO: W-00631638
My Comm. Expires Nov. 14, 2027

Jonathan Paul Kranock

Jonathan Paul Kranock

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Jonathan Paul Kranock**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Denise Woods,** 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 4 day of December, 2025.

Denise Woods
Affiant Signature
Date 12-5-2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

