Karen Johnson Davidson County
Batch# 1435898 DEEDWARR
06/18/2026 02:54:30 PM 2 pgs
Fees: $13.00 Taxes: $2,460.50
20260618-0055532

WARRANTY DEED

(SEAL)

TAMMIE BLAKENEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires Mar 26, 2030
HICKMAN COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Maury (2B)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Roberto Mezanava by Gabriella Myez, attorney-in-fact

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/26/2030

File #26-TL-0113-CP

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Wright and Nakia Wright (NAME)	United wholesale Mtg. (NAME)	
113 Barton Lane (ADDRESS)	700 S. Blvd. East (ADDRESS)	**062 00 0 264.00**
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Pontiac, MI 48341 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBERTO MEZANAVA AND GABRIELLA JOY MEZANAVA, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JONATHAN WRIGHT AND NAKIA WRIGHT, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the plan of FINAL PLAT OF BARTON LANE SUBDIVISION of record in Plat at Instrument No. 20061211-0152572, 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 Roberto Mezanava and Gabriella Joy Mezanava, husband and wife, by Warranty Deed from John Schneider and Jill Schneider, husband and wife, of record in Instrument No. 20220329-0036148, in the Register's Office of Davidson County, Tennessee, dated March 18, 2022, and recorded on March 29, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF BARTON LANE SUBDIVISION, as recorded in Plat Book Instrument No. 20061211-0152572, Page(s) .
* Easement recorded in Book 1163, Page 341.
* Easement recorded in Book 1198, Page 525.
* Easement recorded in Book 2242, Page 513.
* Easement recorded in Instrument No. 20000720-0071648.
* Deed of Conveyance of record at Book 8377, Page 820.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 113 Barton Lane, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th day of June, 2026.

Roberto Mezanava by Gabriella Joy Mezanava, his Attorney-In-Fact

Roberto Mezanava by Gabriella Joy Mezanava, his Attorney-In-Fact

Gabriella Joy Mezanava

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Maury

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Gabriella Joy Mezanava, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Roberto Mezanava, the within named bargainor, and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Roberto Mezanava, the bargainor, by the said Gabriella Joy Mezanava, as Attorney-in-Fact.

Witness my hand and official seal this 16th day of **June, 2026.**

Notary Signature
My Commission Expires: 3/26/2030

TAMMIE BLAKENEY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires Mar 26, 2030
HICKMAN COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Maury

On this 16th day of June, 2026, before me personally appeared Gabriella Joy Mezanava, 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 16th day of June, 2026.

Notary Signature
My commission expires: 3/26/2030

TAMMIE BLAKENEY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires Mar 26, 2030
HICKMAN COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 June 16, 2026.

June 17, 2026

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 17 day of June, 2026.

Notary Public:

My Commission Expires: 11-18-2029