Karen Johnson Davidson County
Batch# 1437499 DEEDWARR
06/24/2026 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260624-0056858

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (AV)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2026

Notary Public

CHRISTIAN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

File No. AR-26-2661

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincent Joseph Marsh and Heidi Marsh, husband and wife	Same As New Owner	
(NAME)	(NAME)	136-05-0A-065.00-CO
3021 Harbor Lights Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, I/we, **Paul Edward Mortensen II and Maria Belen Estabillo Mortensen, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vincent Joseph Marsh and Heidi Marsh, husband and wife, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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. 70 on the Plan of Bayview Estates Phase Two, as of record in Instrument No. 20000609-0057633, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Paul Edward Mortensen II and Maria Belen Punzalan Estabillo, husband and wife by Warranty Deed from Sarah E. Carpenter, a single woman and Amanda L. Boiteau, a single woman of record in Instrument No. 20181226-0124940 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 26, 2018.

Maria Belen Punzalan Estabillo is now known as Maria Belen Estabillo Mortensen.

PENAL MBEM

Witness my/our hand this ~~23~~ 22nd day of June, 2026.

Paul Edward Mortensen, II

Maria Belen Estabillo Mortensen

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Lee

On this ~~23~~ 22nd day of June, 2026, before me personally appeared Paul Edward Mortensen, II and Maria Belen Estabillo Mortensen, 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 ~~23~~ 22nd day of June, 2026.

Notary Signature
My commission expires: June 24, 2030

GLENITA BJORKLUND
NOTARY PUBLIC
Harnett County
North Carolina
My Commission Expires June 24, 2030

Certificate of Authenticity

I, Christian Reynolds, 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 22, 2026**.

Date

Affiant Signature

June 23, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23rd** day of **June**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)