This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 289342 DEEDWARR
09/23/2019 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20190923-0096072

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 199,000

Jill M Neely
Affiant Signature

Subscribed and sworn to before me on this the 13th day of September, 2019.

Christy Michelle Jones
Notary Public

My Commission expires _____/_____/_____

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Raquel Maria Taveras
4000 Anderson Rd Apt 36
Nashville, TN 37217
SEND TAX BILLS TO:
Raquel Maria Taveras
4000 Anderson Rd Apt 36
Nashville, TN 37217

MAP AND PARCEL NUMBER: Tax ID #: 136030A03600C0

WARRANTY DEED

19NT00793

Effective the 13th day of September, 2019.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,

Shirley M. Thompson, an unmarried person

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

Raquel Maria Taveras and Isaias Tavares Acosta, 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:

Property located in Davidson County, Tennessee, being Unit No. 36, Building No. 5, on the plan of Priest Lake Park Condominiums, Phase I, of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shirley M. Thompson, an unmarried person, by Warranty Deed from J. Nicole Hughes Champion and husband, Christopher Champion, recorded 11/14/2014 as Document No. 20141114-0105039, Register's Office for Davidson County, TN.

This is an improved property commonly known as 4000 Anderson Rd, Nashville, TN 37217.

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 13 day of September, 2019..

Shirley M. Thompson

State of **TENNESSEE**
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Shirley M. Thompson,** 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 persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 13 day of September, 2019.

Notary Public

My commission expires: 7/9/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2019

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy-Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

STATE OF TENNESSEE NOTARY PUBLIC
CHRISTY MICHELLE JONES
DAVIDSON COUNTY
MY COMMISSION EXPIRES 2-27-2021