Karen Johnson Davidson County
Batch# 296012 DEEDWARR
10/04/2019 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $928.70
20191004-0101623

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2289 .

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of September, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Padmaja Kaza 5228 Lysander Lane Brentwood, TN 37027	NEW OWNER	104-04-0E-510.00-CO

WARRANTY DEED

FOR AND IN 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,

Steven Manuel Alves, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Padmaja Kaza, married

HEREINAFTER CALLED THE GRANTEES, 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 Unit 510, 1101 Eighteenth Avenue, South, as shown in Master Deed of record in Instrument No. 20060807-0096688 as re-recorded in Instrument No. 20060817-0101760, as amended in Instrument No. 20090624-0058839, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven Manuel Alves, unmarried and Joao Alves, married, as joint tenants with right of survivorship by Warranty deed from Robert G. Nemer and Martha L. Nemer, husband and wife of record in Instrument No. 20170714-0071010 Register's Office for Davidson County, Tennessee, dated July 12, 2017 and recorded on July 14, 2017.

Being the same property conveyed to Steven Manuel Alves, unmarried by Quit Claim deed from Joao Alves, married of record in Instrument No. 20170908-0092444 Register's Office for Davidson County, Tennessee, dated September 06, 2017 and recorded on September 08, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1101 18th Avenue South #510, Nashville, TN 37212

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; and we so covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of September, 2019.

Steven Manuel Alves

Steven Manuel Alves

STATE OF M.A
COUNTY OF MIDDLESEX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven Manuel Alves** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tewksbury (city), M.A (state) this 30th day of September, 2019.

NEFTALI GUZMAN
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Comm. Expires February 27, 2026

N. Guzman

Notary Public
My Commission Expires: 2/27/2026

(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY