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# 338666 DEEDWARR
01/06/2020 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200106-0001210

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $340,000.00

Affiant Signature
Subscribed and sworn to before me on this the 30th of December, 2019.

Notary Public

My Commission expires 05 / 09 / 23

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

NAME AND ADDRESS OF PROPERTY OWNER:
Chris Porayko and Courtney Flowers
2773 Call Hill Road
Nashville, TN 37211
SEND TAX BILLS TO:
Chris Porayko and Courtney Flowers
2773 Call Hill Road
Nashville, TN 37211

MAP AND PARCEL NUMBER: Tax ID #: 172120B28800C

WARRANTY DEED

19NT01225

Effective the 30th of December, 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,

Maria Fernanda Campos Valverde, a married woman

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

CHRISTOPHER PORAYKO, AN UNMARRIED MAN, AND COURTNEY FLOWERS, AN UNMARRIED WOMAN

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. 460, on the Plan of Bradford Hills, Section Thirteen, of record in Book 7900, Page 9, as amended in Book 7900, Page 661, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Maria Fernanda Campos Valverde, a married woman by Warranty Deed from Don J. Park and wife, Mee-Kyung Park, dated December 28, 2012, of record in Instrument No. 20130118-0006116, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2773 Call Hill Rd, Nashville, TN 37211.

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 30 of December, 2019.

Maria Fernanda Compas Valverde

Maksim Gabriel Knecht

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Maria Fernanda Compas Valverde and Maksim Gabriel Knecht,** 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 30 of December, 2019.

Notary Public

My commission expires: 03-08-2024

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2024

True Copy Certification

I, Margaret Philpott, 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.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23