#14622

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

# WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00

LISBET RODRIGUEZ MELO
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF MARCH, 2020.

Hilary Mohsenzadeh
NOTARY PUBLIC

MY COMMISSION EXPIRES

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-6728N

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Joel Velazco Garcia and Lisbet Rodriguez Melo | Pinnacle Bank | 15007006200 |
| 3249 New Towne Road | 150 3rd Ave. S. | |
| Nashville, TN 37013 | Nashville TN 37201 | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**SKY HOUSES INC., A TENNESSEE CORPORATION**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JOEL VELAZCO GARCIA, AN UNMARRIED MAN AND LISBET RODRIGUEZ MELO, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

HEREINAFTER CALLED THE GRANTEE(S), 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. 61 on the Plan of Section One, Towne Village of the Country, of record in Plat Book 5200, Pages 55 and 56, 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 Bill Murray and wife, Patsy Murray by Warranty Deed from Gayle W. Green of record in Book 6441, page 546, Register's Office for Davidson County, Tennessee, dated June 23, 1983 and recorded on December 06, 1984.

Being the same property conveyed to Sky Houses Inc. by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, of record in Instrument No. 20191204-0125056, Register's Office for Davidson County, Tennessee, dated November 18, 2019 and recorded on December 04, 2019.

Being also known as 3249 New Towne Road, Nashville, Tennessee 37013.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

Karen Johnson Davidson County
Batch# 377784 DEEDWARR
03/26/2020 11:39:16 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20200326-0032903

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 3249 New Towne Road, Nashville, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 hand on the 24th day of March, 2020.

Sky Houses Inc.

BY: _____

Laurie Damewood, Authorized Agent

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Laurie Damewood, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of Sky Houses, Inc. and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this 24th day of March, 2020.

_____

Notary Public

STEVEN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 8/6/23

**File #: 20-6728N**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**