Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 455288 DEEDWARR
08/12/2020 12:15:50 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20200812-0089998

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Jonathan Alexander Carias and Jose Guido Zambrano	NEW OWNER	150-10-0-196.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brady Development Group, LLC, a Texas Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan Alexander Carias** *Unmarried **and Jose Guido Zambrano,** *Married "the Grantees," the following described real estate in Davidson County, Tennessee: **As Joint Tenants with rights of survivorship

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section 3, Jamestown Estates of record in Plat Book 6900, Page 866, 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 Brady Development Group, LLC, a Texas limited by Warranty deed from Timothy M. Parnell and Cathy Fincannon Parnell, husband and wife of record in Instrument No. 20191212-0128391 Register's Office for Davidson County, Tennessee, dated December 12, 2019 and recorded on December 12, 2019. (Value of consideration shown in aforementioned deed $195,000.00.)

Being also known as 3921 Tea Garden Way Nashville, Tennessee 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of August, 2020.

Brady Development Group, LLC, a Texas Limited Liability Company

By: _____(SEAL)
Mike Brady, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Taylor Anderson of the state and county mentioned, personally appeared Mike Brady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Brady Development Group, LLC, the within named bargainor, a Limited Liability Company, and that such Mike Brady as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN, this 7th day of August, 2020.

Taylor Anderson
Notary Signature

Printed Name: Taylor Anderson

My commission expires: 07-03-2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AW
(Affiant)

Sworn to and subscribed before me this
7th day of August, 2020.

VAnderson
Notary Public
My commission expires:
File No. 2020-194

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021