This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $305,000.00.

Affiant

Subscribed and sworn before me this the 5 day of November, 2020.

Notary Public
My commission expires: 1/17/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mariana Madriz Reyes and Gabriel Antonio Madriz Tovar 2628 Malden Drive Nashville, TN 37210	First National Bank of America P.O. Box 980 East Lansing, MI 48826-0980	119-11-0 038.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAY C. NELSON, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARIANA MADRIZ REYES AND GABRIEL ANTONIO MADRIZ TOVAR, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Laurel Acres Subdivision, Section II, of record in Plat Book 2133, page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 48.8 feet on the southerly side of Malden Drive, and runs back between lines, 202.2 feet on the east line, and 210.7 feet on the west line, to a line in the rear, which is a broken line, measuring 323 feet thereon.

Being the same property conveyed to Jay C. Nelson and Carla W. Duffy by deed from Juanita Daniel, a widow, dated 10/23/2000, of record in Instrument No. 20001102-0108897, said Register's Office.

Being the same property conveyed to Jay C. Nelson from Carla W. Duffy a/k/a Carla Woods by quitclaim deed dated 11-5-2020, of record in Instrument No. 20201105-0129630, said Register's Office.

Said property is investment property for Jay C. Nelson, grantor, never his marital home.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2628 Malden Drive, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 509151 DEEDWARR
11/05/2020 09:48:56 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20201105-0129631

MMR GAMT

Witness my hand this the 3rd day of November, 2020.

Jay C. Nelson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Jay C. Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of November, 2020.

My commission expires:
4/17/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GAMT MMR