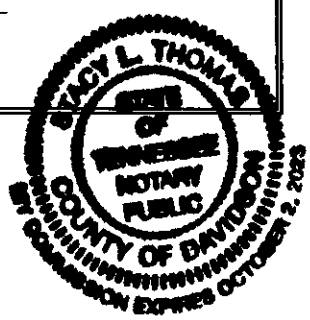
THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35866-10-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $577,000.00. Affiant Subscribed and sworn to before me this 4th day of December, 2020. Notary Public My Commission Expires: October 2, 2023



Karen Johnson Davidson County
Batch# 525042 **DEEDWARR**
12/07/2020 11:03:54 AM 3 pgs
Fees: $18.00 Taxes: $2,134.90

20201207-0141626

WARRANTY DEED

Address New Owner: Catherine Nuismer 6008 Post Road Nashville, TN 37205	**Send Tax Bills To:** Shelter Lending Services P.O. Box 740039 Cincinnati, OH 45274-0039	**Tax Information:** Map and Parcel No.: 11613006400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ian Navarro-Soto and Kady Navarro,husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine Claire Nuismer, Trustee of The Crestmoor Revocable Living Trust dated November 25, 2020** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6008 Post Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of December, 2020.

Ian Navarro-Soto by Geo attny-in-fact
Ian Navarro-Soto
BY: George E. Mudter, Jr., Attorney-In-Fact

Kady Navarro by Geo attny in Fact
Kady Navarro
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Mudter, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Ian Navarro-Soto and Kady Navarro and is authorized by the said Ian Navarro-Soto and Kady Navarro to execute this instrument on their behalf.

Witness my hand, at office, this 4th day of December, 2020.

Notary Public

My Commission Expires: October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 55 on; the Plan of Harding Park, as of record in Plat Book 2331, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ian Navarro-Soto and Kady Navarro, husband and wife, by deed dated January 28, 2016 from Ellen C. Davis n/k/a Ellen Davis West and James R. West, wife and husband, of record in Instrument No. 20160129-0008655, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 11613006400.
2. Restrictive Covenants contained in an instrument of record in Book 2542, page 486, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, page 120, Register's Office for Davidson County, Tennessee.