This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite 130
Hendersonville, TN 37075
File Number: 9-10075-TH

Karen Johnson Davidson County
Batch# 540239 DEEDWARR
12/22/2020 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20201222-0152355

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $449,999.00.

Affiant

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 21st day of December, 2020.

Notary Public
My Commission Expires:

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Michael Shoemaker<br>1234 Bessie Avenue<br>Nashville, TN 37207 | New Owner | 071-10-0-136 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Salvador Morales, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Shoemaker, a married man**, hereinafter called the **Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in** Davidson County, State of **Tennessee, described as follows, to wit:**

HEREINAFTER CALLED THE GRANTEES. 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. 38 on the Plan of J.B. Haym'es Cumberland Heights of record in Plat Book 57. page 170. in the Registers Office for Davidson County. Tennessee. to which Plan reference ls hereby made for a more complete description of the property.

Said Lot No. 38 fronts fifty (50) feet on the West side of Bessie Avenue and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Roberto Gomez. married. by Warranty Deed from Rosie Brooks. unmarried. dated April 12. 2017. of record in Instrument No. 20170417-0037171. Register's Office for Davidson County. Tennessee.

** Subject property was never the sole principal residence of said Grantor, spouse, heirs, nor assigns.**

Being the same property conveyed to Salvador Morales, by Warranty Deed from Roberto Gomez, a married man, of record in Instrument No. 20171017-0106316, Register's Office for Davidson County, Tennessee, dated October 12, 2017 and recorded on October 17, 2017.

This is ☒ improved or ☐ unimproved property located at: **1234 Bessie Avenue, Nashville, TN 37207.**



202012220152355

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 20201 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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; and we do covenant with 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 is 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. Whenever used, the singular number 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 this 21st day of December, 2020.

GRANTOR:

Salvador Morales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Salvador Morales, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of December, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 08 2021



202012220152355

# True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary's Signature

My Commission Expires: 12/15/2021