This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10040-RR

Karen Johnson Davidson County
Batch# 544866 DEEDWARR
01/04/2021 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210104-0001007

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30th day of December, 2020.

Notary Public
My Commission Expires: 11/08/2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amado Ariel Valey Vasquez and Felipe Lopez Cervantes 99 South Graycroft Ave. Madison, TN 37115	New Owners at Property Address	042-15-0-002.00

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, **Deborah Gasho, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Amado Ariel Valey Vasquez and Felipe Lopez Cervantes**, 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:

Land in the 11th Civil District of Davidson County, Tennessee, being shown as an unrecorded tract on the unrecorded Map of Marthonna Subdivision and described as follows:

Beginning at a point in the East margin of Graycroft Road, 459.63 feet, more or less, south of the south margin of Old Hickory Boulevard; being the southwest corner of the property conveyed to J. T. Dennis by deed of record in Book 2017, page 238; thence with Dennis's south line, South 87 degrees 15 minutes East 270.7 feet to the corner of Lots No. 30 and 31 of Block "C" of Marthonna Subdivision; thence along the west line of Lots in said Block "C", South 2 degrees 58 minutes West 120 feet to the northeast corner of the property conveyed to James O. Jones by deed of record in Book 2545, page 329; thence with Jones's south line westerly 270 feet, more or less, to the east margin of Graycroft Road; thence with the margin of the same, northerly 120 feet to the point of beginning.

INCLUDED in the above described property but EXCLUDED from this conveyance is that property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee in Book 8202, Page 927, said Register's Office.

Being the same property conveyed to Deborah Gasho, unmarried by Warranty deed from Gladys Hennessee, unmarried of record in Instrument No. 20150504-0039993 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 04, 2015.

This is improved property located at: **99 South Graycroft Avenue, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien due and payable. The 2020 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 30th day of December, 2020.

GRANTOR:

Deborah Gasho

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deborah Gasho, 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 30th day of December, 2020.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022