This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-10187-LV

Karen Johnson Davidson County
Batch# 549554 DEEDWARR
01/07/2021 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20210107-0003541

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 6th day of January, 2021.

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Pabel Navarro Vergara and Neydi M. Pereira Ramos 805 Patricia Drive Nashville, TN 37217	Acopia, LLC 306 Northcreek Boulevard, Suite 100 Goodlettsville, TN 37072	107 05 0 179.00

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, **Bruno Pereira and Dora M. Ramos, as joint tenants**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Pabel Navarro Vergara and Neydi M. Pereira Ramos, husband and wife**, 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 Davidson County, Tennessee, being all of Lot No. 182 on the Plan of Bel-Air, Section Two, of record in Plat Book 2900, Pages 29,30,31 & 32, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Bruno Pereira and Dora M. Ramos, as joint tenants, by Warranty Deed from C & S Construction Company, A Partnership Composed of Charlotte Rudd and Johnny Spray, of record in Instrument No. 20030612-0081153, in the Register's Office of Davidson County, Tennessee, dated June 03, 2003 and recorded on June 12, 2003.

This is ☒ improved or ☐ unimproved property located at: **805 Patricia Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 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 6th day of January, 2021.

GRANTOR:

Bruno Pereira
Bruno Pereira

Dora M. Ramos
Dora M. Ramos

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bruno Pereira and Dora M. Ramos, 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 6th day of January, 2021.

Jim Myers
Notary Public
My Commission expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

