THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35994-12-2020**	The actual consideration or value, whichever is greater, for this transfer is: $279,900.00. Julia Quesada Affiant Subscribed and sworn to before me this 14th day of January, 2021. Brandon S Apsell Notary Public My Commission Expires: 07/26/2021

BRANDON S APSELL, NOTARY PUBLIC, COMM. NO. 532514, COMM. EXP. 07-26-2021, PINAL CO., AZ

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Klapperich 128 Matthew Lane Nashville, TN 37215		Map and Parcel No.: 117070D00500CO

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, **Julia A. Quesada, married, formerly known as Julia Landrum** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Klapperich,** single ("Grantee"), her 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 128 Matthew Lane, Nashville, TN 37215.

The subject property has never been the marital residence of Grantor.

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

Karen Johnson Davidson County
Batch# 557615 **DEEDWARR**
01/20/2021 02:29:41 PM 3 pgs
Fees: $18.00 Taxes $1,035.63

20210120-0008753

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-20-128

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of January, 2021.

Julia L. Quesada

Julia L. Quesada

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julia L. Quesada, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2021.

Brandon S Apsell

Notary Public

My Commission Expires: 07/26/2021

<<Notary SEAL>>

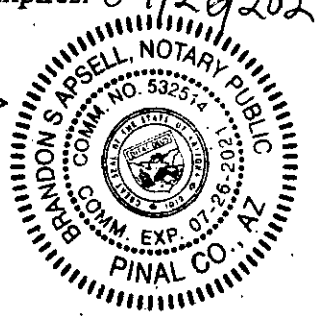


EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 5, as shown on the Plan of PARK GREEN CONDOMINIUMS of record in Plat Book 5200, Page 719, as amended in Book 6250, Page 253, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julia Landrum, a single woman by Warranty deed from Laura E. Preng of record in Instrument No. 20120620-0054013 Register's Office for Davidson County, Tennessee,