Name and Address of New Owner:
Paulo Leite and Jennifer Leite
19835 Collins Rd
Canyon Country, CA 91351

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 082-04-0J-001.00-CO

Karen Johnson Davidson County
Batch# 608203 DEEDWARR
04/06/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $207.20
20210406-0045138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ryan Paige and Grace Kim**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Paulo Leite and Jennifer Leite, husband and wife, and Ryan Paige** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A on the Plan of Eleven-Twentyeight McFerrin Avenue, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Eleven-Twentyeight McFerrin Avenue, as set forth in Exhibit " B" of record in Instrument No. 20210126-0011601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Ryan Paige, married by Warranty deed from Leon Buggs, married of record in Instrument No. 20170522-0050400 Register's Office for Davidson County, Tennessee, dated May 19, 2017 and recorded on May 22, 2017. (Value of consideration shown in aforementioned deed $75,000.00.)

Being a portion of the same property conveyed to Ryan Paige and Harrison Paul by QuitClaim deed from Ryan Paige, married of record in Instrument No. 20170717-0071690 Register's Office for Davidson County, Tennessee, dated June 21, 2017 and recorded on July 17, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Christen Paige by QuitClaim deed from Ryan Paige, married of record in Instrument No. 20170825-0087500 Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on August 25, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Grace Kim and Ryan Paige by QuitClaim deed from Christen Paige of record in Instrument No. 20180220-0015961 Register's Office for Davidson County, Tennessee, dated February 20, 2018 and recorded on February 20, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Ryan Paige and Grace Kim by Quitclaim deed from Harrison Paul of record in Instrument No. 20180504-0042847, Register's Office for Davidson County, Tennessee, dated May 01, 2018 and recorded on May 04, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 1128 A Mcferrin Avenue, Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of April, 2021.

_____(SEAL)
Ryan Paige

_____(SEAL)
Grace Kim by Ryan Paige, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Ryan Paige,** 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 this 2nd day of April, 2021.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, **Ryan Paige** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Grace Kim,** and acknowledged that he executed the same as the free act and deed of the said **Grace Kim.**

Witness my hand and seal this 2nd day of April, 2021.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $56,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
2nd day of April, 2021.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/3/25

File No. 2021-1463

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON