THIS INSTRUMENT PREPARED BY:
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Equitus Law Alliance, PLLC
P.O. Box 280240
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Karen Johnson Davidson County
Batch# 612832 DEEDWARR
04/12/2021 01:08:42 PM 2 pgs
Fees: $13.00 Taxes: $259.00
20210412-0048281

FROM: **Danny J. Christian** **("GRANTOR")**

TO: **Marco Antonio Martinez Te.** **("GRANTEE")**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**PARCEL ID**
Marco Antonio Martinez Tello **239 Cliffdale Road** **Nashville, TN 37214**	**Marco Antonio Martinez Tello** **239 Cliffdale Road** **Nashville, TN 37214**	**Map 85-13** **Parcel 047**

WARRANTY DEED

NOW, THEREFORE, FOR AND IN CONSIDERATION of the total sum of One Dollar ($1.00) and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Danny J. Christian, has bargained and sold, and by these presents do transfer and convey unto Marco Antonio Martinez Tello, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Southerly part of Lot No. 32 and the Northerly part of Lot No. 33 on the Revised Plan of Cliffdale Subdivision, of record in Book 974, page 49, Register's Office for said for said County, described together according to a survey made by Ralph W. C. Lambert, Surveyor, December 13, 1952, as follows:

BEGINNING on the easterly margin of Cliffdale Road, as widened, at an iron pin located at the northwest corner of the property conveyed to John C. Webb and wife, by deed from B.N. Oakley and wife, of record in Book 2106, page 47, Register's Office for said County; thence with the easterly margin of said road, northwardly 77 feet to an iron pin located 14 feet north of the dividing line between Lots 32 and 33; thence eastwardly 148 feet to an iron pin on the easterly line of said subdivision; being 81 feet south of the corner of Lots 31 and 32; thence with the easterly line of said subdivision, being 81 feet south of the corner of Lots 31 and 32; thence with the easterly line of said subdivision, southwardly 82 feet to an iron pin; thence westwardly 122 feet to the beginning.

Being the same property conveyed to Danny J. Christian by deed from Rad Physics, LLC of record as Instrument No. 20210412-0048280 said Register's Office of Davidson County, Tennessee.
This is improved property, known as 239 Cliffdale Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marco Antonio Martinez Tello, his heirs, successors and assigns, forever.

And he does covenant with the said Marco Antonio Martinez Tello that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following:

1. 2021 Davidson County taxes, a lien, not currently due and payable.
2. Matters shown on the Plan of record in Book 4660, page 30, said Register's Office.
3. A 15 foot utility easement in Alley No. 430, said alley closed by Metropolitan Council Ordinance No. 70-1328.
4. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And he does further covenant and binds himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Marco Antonio Martinez Tello, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8 day of April, 2021.

Danny J. Christian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Danny J. Christian, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument in the capacities listed herein for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 8th day of April, 2021.

NOTARY PUBLIC

Leslie Walsh State of Tennessee Notary Public Davidson County

My Commission Expires: 1.3.23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of April, 2021.

NOTARY PUBLIC

Leslie Walsh State of Tennessee Notary Public Davidson County

My Commission Expires: 1.3.23