Name and Address of New Owner:
Antonio d'Eca Nunes and Carole Ann Nunes
1214 Massman Drive
Nashville, TN 37217

Send Tax Bills To:
Antonio d'Eca Nunes and Carole Ann Nunes
602 Kingsberry Circle
Pittsburgh, PA 15234

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 107140A06100CO

Karen Johnson Davidson County
Batch# 615139 DEEDWARR
04/14/2021 03:53:30 PM 2 pgs
Fees: $13.00 Taxes: $702.63
20210414-0049977

# 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, **Stephen D. Bloch, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Antonio d'Eca Nunes and Carole Ann Nunes,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE PLAN OF COPPERFIELD TERRACE CONDOMINIUMS, AS OF RECORD IN BOOK 6250, PAGE 50, REGISTER'S OFFICE FOR SAID COUNTY, THE PART HEREBY DESCRIBED AS BEING UNIT NO. 61 ON SAID PLAN AS SHOWN IN AND DESCRIBED BY THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME WITH RESPECT TO COPPERFIELD TERRACE CONDOMINIUMS, OF RECORD IN BOOK 6326, PAGE 790, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN D. BLOCH, UNMARRIED, BY WARRANTY DEED FROM LINDA L. EDENS, MARRIED, RECORDED ON JULY 26, 2017, OF RECORD IN INSTRUMENT NO. 20170726-0075641, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1214 MASSMAN DR., NASHVILLE, TN 37217.

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 12th day of April, 2021.

Stephen D. Bloch (SEAL)
Stephen D. Bloch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2021, before me personally appeared Stephen D. Bloch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of April, 2021.

Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

**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 $189,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leah Moore
(Affiant)

Sworn to and subscribed before me this 12th day of April, 2021.

Notary Public
My commission expires:_____
File No. 2021-2421

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

**True Copy Certification**

I, John A. Bell Jr., 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, Leah Moore a notary public for this county and state, John A Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025
Notary Seal (if on paper):

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025