This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $500,000.00.

Affiant

Subscribed and sworn before me this the 16th day of April, 2021.

Notary Public
My commission expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James A. Pfaff 22611 Impala Bend San Antonio, TX 78259	New Owner	104-10-0D 007.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANA CURRAL MORGADO, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES A. PFAFF AND GAY L. PFAFF, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 8A, together with the appurtenant interest in the common elements of Westview Park Condominium horizontal property regime established by Master Deed, of record in Book 6522, page 493, amended in Instrument No. 20110614-0045523, as corrected in Instrument No. 20120224-0016299, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 8 on the Plan of of record in Plat Book 6250, page 388, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anna Curral Morgado, a single woman, by deed dated 06/30/2016, from Edie Sutter, a single woman, of record in Instrument No. 20160706-0068972, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2211 Westview Drive, Nashville, TN 37212.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number 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# 618662 DEEDWARR
04/20/2021 10:14:50 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20210420-0052679

Witness my hand this the 16th day of April, 2021.

Ana Curral Morgado

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ana Curral Morgado, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2021.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY