Name and Address of New Owner:
Gregory James Modica and Breanna Paige Modica
1048 Tulip Grove Road
Hermitage, TN 37076

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Hermitage, TN 37212

Karen Johnson Davidson County
Batch# 627093 DEEDWARR
04/30/2021 03:26:41 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20210430-0058496

Map & Parcel No: 086080A03600CO

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, **Brian Antonio Suarez Plaza and Sara Plaza Chunga, tenants in common with full rights of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gregory James Modica and Breanna Paige Modica, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 475 of the Resubdivision of Lots 469-482, Camden Woods, Phase 3A of record in Plat Book 7900, Page 642, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Brian Antonio Suarez Plaza and Sara Plaza Chunga, tenants in common with full rights of survivorship by Warranty Deed from Troika Hanna and Jacqueline Hanna, husband and wife, dated January 27, 2020, of record in Instrument No. 20200127-0009714, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1048 Tulip Grove Road, Hermitage, TN 37076

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GBL21-1048

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of April, 2021.

_____(SEAL)
Brian Antonio Suareza

_____(SEAL)
Sara Camelia Plaza Chunga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2021, before me personally appeared Brian Antonio Suareza and Sara Camelia Plaza Chunga, 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 28th day of April, 2021.

GREG FAIRBETTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

_____
Notary Signature
My commission expires: 11.8.21

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 **$355,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

Sworn to and subscribed before me this
28th day of April, 2021.

_____
Notary Public
My commission expires:_____
File No. 21-1918