Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 630793 DEEDWARR
05/06/2021 02:51:51 PM 2 pgs
Fees: $13.00 Taxes: $1,226.55

20210506-0061227

39-B
File #21-1257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Isaac Riddle, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vanessa Zapata and William Cox, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 2nd Civil District of Davidson County, Tennessee, being shown as a part of an unnumbered tract on the Plan of Section I, Curreywood Acres, as of record in Plat Book 2133, Page(s) 109 and 110, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly margin of Catalina Drive, 275 feet South of the South margin of Currey Road, being the Southeasterly corner of the Church of Christ property; thence with the margin of Catalina Drive, South 2 degrees 45 minutes West, 123 feet to the Northeasterly corner of Lot No. 45 of said Curreywood Acres Plan; thence with the Northerly line of lots 45 and 39, North 87 degrees 30 minutes West 278 feet to a point; thence North 2 degrees 45 minutes East 193 feet more or less, to a point; thence South 86 degrees 45 minutes East 78 feet to the Westerly line of said Church property; thence with the line of same as follows: South 2 degrees 45 minutes West 67.5 feet and South 87 degrees 30 minutes east 200 feet to the point of beginning.

Being the same property conveyed to Isaac Riddle by Warranty Deed from Marty J. Johnston, unmarried, of record in Instrument No. 20170710-0068986, Register's Office for Davidson County, Tennessee, dated June 22, 2017 and recorded on 20170710-0068986.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 508 Catalina Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Michell Zapata/ William Cox
508 Catalina Drive
Nashville, TN 37217

RESPONSIBLE FOR TAX PAYMENT
new owners

TAX MAP-PARCEL #:
134-01-0-032.00

WITNESS THE EXECUTION HEREOF this 30th day of April, 2021.

Isaac Riddle

State of Tennessee)
County of Davidson)

On this 30th day of April, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Isaac Riddle, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 331,500.00.**

Affiant

Sworn and subscribed before me on this the 30th day of April, 2021.

Notary Public

My Commission Expires: 10/2/23

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DW38-BMR-21-518