Karen Johnson Davidson County
Batch# 633664 DEEDWARR
05/11/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20210511-0063547

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Daniel Victor Wakefield and Amber Markham Wakefield 1141 Duncanwood Drive Nashville, TN 37204	Owner	131-04-0-224.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Andrew J. Moreno and Sophie Moreno, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel Victor Wakefield and Amber Markham Wakefield, Husband and Wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Re-Subdivision of Lot 58 and part of Lot 57, Duncanwood of record in Plat Instrument Number 20140728-0067003, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew J. Moreno and Sophie Moreno, husband and wife, by Warranty Deed from John R. Dorris, Jr. and Sharon H. Dorris, husband and wife, of record on July 28, 2015, at Instrument No. 20150728-0074136, Davidson County Register of Deeds.

This property is commonly known as 1141 Duncanwood Drive, Nashville, TN 37204.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness our hands, this 5th **day of May, 2021**:

Andrew J. Moreno

Sophie Moreno

STATE OF California

COUNTY OF Contra Costa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew J. Moreno** and **Sophie Moreno,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of May, 2021:

Notary Public

My Commission Expires: 4/22/2022

MICHELLE MAYFIELD
COMMISSION #2239199
Notary Public - California
CONTRA COSTA COUNTY
MY COMMISSION EXPIRES
April 22, 2022

STATE OF California

COUNTY OF Contra Costa

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$1,375,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 5th DAY OF May, 2021:

Notary Public

My Commission Expires: 4/22/2022

MICHELLE MAYFIELD
COMMISSION #2239199
Notary Public - California
CONTRA COSTA COUNTY
MY COMMISSION EXPIRES
April 22, 2022

True Copy Certification

I, Matthew Anderson, 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 Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

