Karen Johnson Davidson County
Batch# 645078 DEEDWARR
05/27/2021 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20210527-0071673

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2021 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. LG-21-436	

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pablo David Martinez-Alvares	Better Mortgage	
(NAME)	(NAME)	081-11-0-136.00
1615 21st Avenue North	2704 Alt 19 North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Palm Harbor, FL 34683	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Walker Andrew Bauer and Mollie Ann Gass Bauer f/k/a Mollie Ann Gass, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pablo David Martinez-Alvares**, a single man, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Map of S.A. Champion's Subdivision of certain lots in Harding Plan, as of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 50 feet on the Westerly side of 21st Avenue North, formerly Estrella Street and runs back between parallel lines 154.7 feet, more or less, to an alley.

Being the same property conveyed to Walker Andrew Bauer and Mollie Ann Gass, husband and wife by Warranty deed from Melinda Balley, married woman of record in Instrument No. 20171025-0109282 Register's Office for Davidson County, Tennessee, dated October 23, 2017 and recorded on October 25, 2017. Mollie Ann Gass is n/k/a Mollie Ann Gass Bauer.

This is property more commonly known as 1615 21st Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand this 17th day of May, 2021.

Walker Andrew Bauer

Mollie Ann Gass Bauer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2021, before me personally appeared Walker Andrew Bauer, 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 17th day of May, 2021.

Notary Signature
My commission expires: 3-6-2024

MARIA C MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2021, before me personally appeared Mollie Ann Gass Bauer, 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 17th day of May, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY