Name and Address of New Owner:
Gerson David Garay
1118 Waggoner Court W
Nashville TN 37214
Send Tax Bills To:
New Owner
Same

Karen Johnson Davidson County
Batch# 654555 DEEDWARR
06/10/2021 04:04:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20210610-0078685

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 108-03-0-131

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, **Andi Milu and Simona Milu, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gerson David Garay, Married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 137A, of the Zone Lot Division of Section 6, Patio Villa, of record in Plat Book 6250, Page 570, amending Plat Book 6250, Page 489, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andi Milu by Deed dated February 7, 2011 from Deutsche Bank National Trust Company, as Trustee for Carrington Mortgage Loan Trust, Series 2005-NC3, Asset Backed Pass-Through Certificates, recorded April 6, 2011, in Instrument Number 20110406-0026753, in the Official Records of Davidson County, Tennessee.

Simona Milu, spouse of Andi Milu, joins in this conveyance to convey any and all interest that she may have in the above referenced property, now or hereafter.

Being improved property known as 1118 Waggoner Court West, Nashville, TN 37214 in Davidson County.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of June, 2021.

_____(SEAL)
Andi Milu

_____(SEAL)
Simona Milu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of June, 2021, before me personally appeared Andi Milu and Simona Milu, 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 2nd day of June, 2021.

_____
Notary Signature
My commission expires: 1-23-25

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

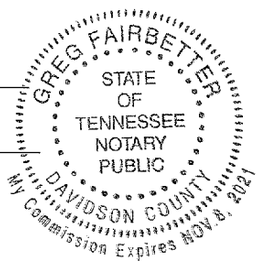
STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of June, 2021.

Notary Public
My commission expires: 11.8.21
File No. 2021-237



True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

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

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212