Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $352,000.00

Luis C. Carrera
Affiant

Subscribed and sworn to before me this 21st day of June, 2021.

Notary Public
My commission expires: 2/12/23

Karen Johnson Davidson County
Batch# 663086 DEEDWARR
06/23/2021 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20210623-0084798

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
American Homes, LLC 637 Nevins Place Nolensville, TN 37135	Same	091-02-0-121

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Luis C. Carrera and Irene S. Carrera, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **American Homes, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9 of Block 15 on the Map of Cherokee Park Subdivision, as of record in Book 161 Page 75, Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 50 feet on the northerly side of Pennsylvania Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Luis C. Carrera and Irene S. Carrera, husband and wife, by deed from Ernest Morgan and wife, Kathrine C. Morgan of record in Instrument No. 20070220-0020777, Register's Office for Davidson County, Tennessee, and dated February 12, 2007.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Cherokee Park of record in Plat Book 161 Page 75 Register's Office for Davidson County, Tennessee.

2. Charter of Cherokee Park Neighborhood Association of record in Instrument No. 20000531-0054011 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 6108 Pennsylvania Avenue, Nashville, TN 37209

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 21st day of June, 2021.

Luis C. Carrera

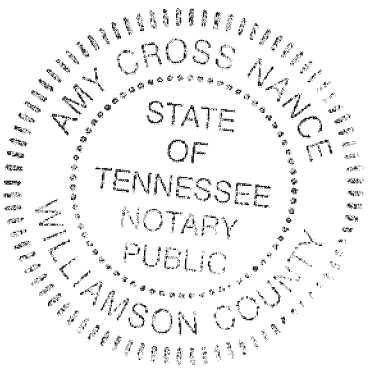
Irene S. Carrera

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of June, 2021, before me personally appeared Luis C Carrera and Irene S Carrera, 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 21st day of June, 2021.

Notary Signature
My commission expires: 2/12/23



I, Amy Cross Nance do hereby made oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of recording the scrivener's error herein described.

Witness my hand and official seal this 23rd day of July, 2018

My commission expires: 03/31/21

Notary Public

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY