This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 689019 DEEDWARR
08/02/2021 02:54:26 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210802-0103740

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2021.

Notary Public
My commission expires: 11/03/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
LIZA M. GALLEROS 502 HARPETH PARK DRIVE NASHVILLE, TN 37221	NEW OWNER	142070I00200CO

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAROLD SAYCO, EXECUTOR OF THE ESTATE OF MA SIONY BLANCO TAMON, DECEASED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **LIZA M. GALLEROS, AN UNMARRIED WOMAN, AND GRACE EVANGELINE VICENTE, A MARRIED WOMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their successors 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 UNIT NO. 502, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF HARPETH PARK TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH THE PRIVATE ELEMENTS ESTABLISHED BY DECLARATION IN INSTRUMENT NO. 20150430-0038713, AMENDED IN INSTRUMENT NO. 20150615-0056309, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT B TO THE AFOREMENTIONED AMENDED DECLARATION, AND BEING LOCATED UPON LOT NO. 2 ON THE PLAN OF H.B. HOWS OF RECORD IN PLAT BOOK 5190, PAGE 195, AND LOT NO. 2 ON THE PLAN OF BELLE GLEN OF RECORD IN PLAT BOOK 8250, PAGE 929 (PREVIOUSLY KNOW AS LOT NO. 1 ON THE PLAT OF H.B. HOWS OR REOCR DIN PLAT B00K 5190, PAGE 195), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MA SIONY TAMON, UNMARRIED, BY WARRANTY DEED FROM 7301 HIGHWAY 70, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED JULY 1, 2016, OF RECORD IN INSTRUMENT NO. 20160714-0072564, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MA SIONY TAMON HAVING SINCE MARRIED HAROLD SAYCO. MA SIONY BLANCO TAMON HAVING SINCE DIED ON NOVEMBER 23, 2020. THE ESTATE OF MA SIONY BLANCO TAMON BEING PROBATED IN THE SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT STATE OF TENNESSEE/METROPOLITAN NASHVILLE - DAVIDSON COUNTY (PROBATE DIVISION) DOCKET NO. 21P343 WITH LETTERS TESTAMENTARY ISSUED TO HAROLD SAYCO, EXECUTOR.

This property is improved property known as 502 HARPETH PARK DRIVE, NASHVILLE, TN 37221.

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) building restrictions, and (5) 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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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 does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Harold Sayco, joins in this execution of this instrument to convey any marital interest he may have in subject property.

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 hand this 30th day of JULY, 2021.

ESTATE OF MA SIONY BLANCO TAMON, DECEASED

BY: _____
HAROLD SAYCO, EXECUTOR

_____
HAROLD SAYCO, INDIVIDUALLY

Acknowledgement

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD SAYCO, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained and that s/he is the EXECUTOR of the ESTATE OF MA SIONY BLANCO TAMON, and as the EXECUTOR of the ESTATE OF MA SIONY BLANCO TAMON has authority to so act.

Witness my hand and ~~seal~~ this 30th day of JULY, 2021.

_____
Notary Public
Commission expiration date: May 22, 2024

ADAM DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. MAY 22, 2024