Karen Johnson Davidson County
Batch# 689069 DEEDWARR
08/02/2021 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20210802-0103809

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

After Recording Return To:
Nelson Prato Melo and Rachel John
316 52nd Ave. N.
Nashville, Tennessee 37209

File Number: 2021-07-41
Parcel ID: 091 15 0 158.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Nelson Prato Melo and Rachel John 316 52nd Ave., N. Nashville, TN 37209	Nelson Prato Melo and Rachel John SAME AS PROPERTY	Map/Parcel 091 15 0 158.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Seth Hyatt and Galeet Sharone Hyatt, husband and wife,** ("Grantor"), have bargained and sold, and by these presents do hereby transfer, warrant and convey unto **Nelson Prato Melo and Rachel John, husband and wife,** ("Grantee") all of their right, title and interest in and to that certain real property known as 316 52nd Avenue North, Nashville, TN 37209, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Part of Block 8 on the map of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Plat Book 421, Page 18, in the Register's Office of said County, more particularly described as follows:

Beginning at a point in the Easterly margin of 52nd Avenue North formerly 11th Street, 522.5 feet South of the South margin of Charlotte Avenue, being 47.5 feet South of the Southwest corner of the lot conveyed to J.C. Cox and wife, by deed from H.H. Williams, Jr. and wife, of record in Book 452, Page 384, said Register's Office; thence Easterly and parallel to the South margin of Charlotte Avenue, 140 feet to the Westerly margin of an alley; thence with the margin of said alley, Southerly 47.5 feet to the Northerly margin of another alley; thence with the Northerly margin of said last mentioned alley; Westerly 140 feet to the Easterly margin of 52nd Avenue, North; thence with the margin of the same, Northerly 47.5 feet to the beginning.

Land in Davidson County, Tennessee being, that portion of Alley No. 1198 adjacent to the real property of record in Instrument No. 20111003-0076632 extending Eastwardly from the East margin of 52nd Avenue North to the West margin of Alley No. 1175.

Being the same property conveyed to Seth Hyatt, single man, by Quitclaim Deed from Brandon R. Frankel and Lydia Frankel, husband and wife, of record in Instrument No. 20140701-0057861, in the Register's Office of Davidson County, Tennessee, dated June 27, 2014 and recorded on July 01, 2014.

Being the same property conveyed to Seth Hyatt, single man, by Warranty Deed from Brandon R. Frankel and Lydia Frankel, husband and wife, of record in Instrument No. 20140701-0057860, in the Register's Office of Davidson County, Tennessee, dated June 27, 2014 and recorded on July 01, 2014.

Grantor's title recorded on July 1, 2014 in the Davidson County Recording Office at Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

GRANTOR DOES COVENANT with Grantee that they are lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumber in any manner whatsoever, save and except any and all existing easements and restrictions as shown of record.

GRANTOR DOES FURTHER COVENANT and bind themselves to warrant and forever defend the title to said land to said Grantee against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In Witness Whereof, they, the said, **Grantor**, hereunto set by hands and seals this 29th day of July, 2021.

Seth Hyatt

Galeet Sharone Hyatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of July, 2021, before me personally appeared Seth Hyatt and Galeet Sharone Hyatt, 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 29th day of July, 2021.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 750,000.00, 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 29th day of July, 2021.

Notary Public
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

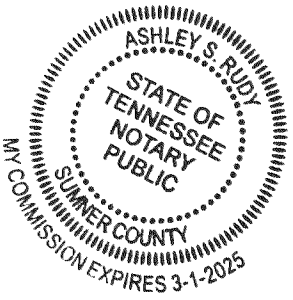
Certificate of Authenticity

I, Alexandra McDaniel, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 29, 2021.

Date

Affiant Signature

July 29, 2021
Date



State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of July, 2021.

Notary's Signature

My Commission Expires: 3/1/25
Date

Notary's Seal (if on paper)