Karen Johnson Davidson County
Batch# 689683 DEEDWARR
08/04/2021 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210804-0104615

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0497-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Felix J. Carrilio Malonado and Martin Alonza Viloria Viloria	Ameris Bank	131-12-0-127.00
(NAME) 1101D Biltmore Drive	(NAME) 1800 Parkway Place #820	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thousand And No/100 Dollars ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MATTHEW L GLOVER AND ANNA K. GLOVER (F/K/A ANNA K. GOSS), HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FELIX J. CARRILLO MALDONADO and MARTIN ALONZA VILORIA** , ALL AS JOINT TENANTS, HEREINAFTER CALLED THE GRANTEES, 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. 1-B on the Plan of Zone Lot Division of Lots 1 and 2 for Battery Park Subdivision of record in Plat Book 6200, Page 243, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mathew L. Glover, a single man, and Anna K. Goss, a single woman, as tenants in common with rights of survivorship, by Warranty Deed from Hasan Sonmezturk and Elif Sonmezturk, husband and wife, dated May 29, 2015, recorded June 2, 2015, of record in Instrument No. 20150602-0051390, Register's Office for Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 1101D Biltmore Drive, Nashville, TN 37204

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 29th day of July, 2021.

Matthew L Glover

Anna K. Glover

State of Tennessee
County of Davidson

On this 29th day of July, 2021, before me personally appeared Matthew L Glover and Anna K. Glover, 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 (or person's) free act and deed.

Witness my hand, ~~at office, this~~ 29th day of July, 2021.

Notary Public

My Commission Expires: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/03/2021 (date ~~of document~~).

Affiant Signature

08/03/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3RD day of August, 2021.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025