This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $291,800.00.

Affiant

Subscribed and sworn before me this the 3rd day of August, 2021.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eugene F. Miranda 14585 River Oaks Drive Colorado Springs, CO 80921	New Owner	108-16-0 368.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MAGDALENA SALLING AND MARIAN SALLING, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EUGENE F. MIRANDA, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 177B, as shown on the map entitled Zone Lot Division Lots 172-180, Percy Priest Woods, Section IV, of record in Plat Book 6250, Page 993, amending the plat of record in Plat Book 6250, Pages 356 - 357, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Magdalena Salling and Marian Salling, wife and husband, by deed dated 07/06/2016, from Rhonda S. White, of record in Instrument No. 20160712-0071227, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED UNIMPROVED PROPERTY KNOWN AS 836 Woodcraft Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 689708 **DEEDWARR**
08/04/2021 10:05:27 AM 2 pgs
Fees: $13.00 Taxes: $1,079.66

20210804-0104645

Witness my hand this the 3 day of August, 2021.

Magdalena Salling

Marian Salling

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Magdalena Salling and Marian Salling, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of August, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022