This instrument prepared by:
Access Title & Escrow, Inc.
214 N. Jefferson St.
Winchester, TN 37398

New Owners and
Send Tax Bills to property owner:
Daniel Moreno, et ux
8900 Sunnyfield Way
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 691292 DEEDWARR
08/05/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210805-0105340

WARRANTY DEED

Map-Parcel Numbers: 181 02 0B; 024.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jayme Coreen Martin**, unmarried, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Daniel Moreno and Katie Moreno**, husband and wife, 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. 24 on the Plan of Section Three, Sugar Valley Place, a SP Development, of record in Instrument No. 20140807-0071357, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.
PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH WAS PERFORMED.

BEING the same property conveyed to Jayme Coreen Martin, unmarried, by deed from Yazdian Development Group, Inc, dated September 15, 2015 and filed September 25, 2015 of record in Instrument No. 20150925-0097742, Register's Office for said County.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley Place, of record in Instrument No. 20140228-0017500 and as amended in Instrument No. 20141121-0107438, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities.

This is improved (X) or unimproved ( ) property, known as:
8900 Sunnyfield Way, Nashville, TN 37211

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 hand (s) this the 28 day of July, 2021.

Jayme Coreen Martin

STATE OF FL
COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jayme Coreen Martin, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Pensacola (city), Florida (state), this the 29 day of July, 2021.

Notary Public:

My Commission Expires: 5-13-2024

Notary Public State of Florida
Casie J Fischer
My Commission GG 988206
Expires 05/13/2024

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State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this 28 day of July, 2021.

Notary Public:

My Commission Expires: 5/14/25

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 7-28-2021.

Affiant
Date: August 4, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of August, 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY