Name and Address of New Owner:
Jesus Gabriel Morales
2971 Anderson Road, Unit A
Nashville, TN 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 150050C00200CO

Karen Johnson Davidson County
Batch# 697646 DEEDWARR
08/16/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20210816-0110030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jose M. Macedo**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jesus Gabriel Morales and Zenia Galves, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Unit 2 of Master Deed for 2971 Anderson Road Condominiums of record in Instrument No. 20030113-0005154, as set out in Exhibit C, Amending Lot 94 on the Plan of Section One, Forest View Park Plan of record in Plat Book 3700, Page 109 and 110, all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jose M. Macedo by Warranty Deed from Bulldog Investment Properties, LLC dated May 30th 2017 and recorded May 30th 2017 of record in Instrument No. 20170530-0053598 in the said Register's Office, Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2971 Anderson Road, Unit A, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of June, 2021.

_____(SEAL)
Jose M. Macedo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2021, before me personally appeared Jose M. Macedo, 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 4th day of June, 2021.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

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 under 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 $150,000.00, 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
4th day of June, 2021.

_____
Notary Public
My commission expires:_____
File No. 21-1974

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

202108160110030

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/4/21 (date of document).

Connie Taylor
Affiant Signature

8/13/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

