(1)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 21036840**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: ~~$694,000.00~~. Affiant Subscribed and sworn to before me, this 13th day of August, 2021. Notary Public My Commission Expires: 01-06-25

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 698664 **DEEDWARR**
08/17/2021 09:23:19 AM 3 pgs
Fees: $18.00 Taxes: $2,345.80

20210817-0110787

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Blaise Gratton 1134A Cahal Avenue Nashville TN 37206	Fairway Independent Mtg P.O. Box 11298 Carrollton TX 75011	Tax Parcel ID No. 072 14 1R 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Luis Marcel Dios, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blaise Gratton, unmarried** ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1134 Cahal Avenue Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1134 Cahal Avenue Residences, a Horizontal Property Regime, of record in Instrument Number 20190116-0004585 , in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Luis Marcel Dios, An Unmarried Man, by Warranty Deed from Mindful Home Solutions, LLC, A Nevada Limited Liability Company, of record in Instrument No. 20191015-0105660, in the Register's Office of Davidson County, Tennessee, dated September 27, 2019 and recorded on October 15, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of N. J. Gibsons Addition Lot No. 2 of Cahal Plan, as recorded in Plat Book 161, Page(s) 165. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190116-0004585.

Easement for Public Right-of-Way, recorded in Instrument No. 20181119-0113771, as Corrected in Instrument No. 20190215-0014219.

This is improved property located at 1134A Cahal Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2021.

_____ 8/13/21

Luis Marcel Dios

STATE OF CA)
COUNTY OF LA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Luis Marcel Dios, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2021.

_____
Notary Public
My Commission Expires: _____

PLEASE SEE ATTACHED CALIFORNIA NOTARY ACKNOWLEDGMENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On AUGUST 13, 2021 before me, Yelena Osadchaya Notary Public
(insert name and title of the officer)

personally appeared LUIS MARCEL DIOS,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

YELENA OSADCHAYA
Notary Public - California
Los Angeles County
Commission # 2331092
My Comm. Expires Aug 26, 2024