Karen Johnson Davidson County
Batch# 702392 DEEDWARR
08/23/2021 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20210823-0113401

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $318,000.00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2021

Notary Public
My commission expires: 11.8.21

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires NOV 8, 2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alvaro Alejandro Cortes Melo	New owner	**108070C00100CO**
3100 East Lake Drive		
Nashville, TN 37214		

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 ACKNOWLEDGE, WE,

Kelsey D. Malone, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alvaro Alejandro Cortes Melo, unmarried man

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 Unit A, 3100 Sean Townhomes, as shown on Declaration Establishing a Horizontal Property Regime of record in Instrument No. 20150803-0076748, as amended in Instrument No. 20150804-0077353, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Kelsey D. Malone, single woman, by Warranty Deed from Rachel Lynn Bond and Timothy Edward Avilez Bond, wife and husband, dated December 12, 2018, of record in Instrument No. 20181214-0121636, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 3100 East Lake 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 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 in 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.

Kelsey D. Malone Date: 5/18/21

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kelsey D. Malone, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21

STATE OF TENNESSEE NOTARY PUBLIC
MARK B. LEEDOM COUNTY OF DAVIDSON

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 May 18 21 (date of document).

Connie Taylor
Affiant Signature

5.18.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of May, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

