Karen Johnson Davidson County
Batch# 709941 DEEDWARR
09/03/2021 02:10:46 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20210903-0119021

Prepared By:	Record and Return To:	NEW OWNER / Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Albertelli Law 5404 Cypress Center Drive, Suite 150, Tampa, FL 33609	Flavio Leon Guzman 618 Shelby Avenue Nashville, TN 37206

Order Number: LTN21-60367

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Christopher S. Bradstreet and Molly Bradstreet, Husband and Wife**, for Seven Hundred Thousand Dollars and 00/100 ($700,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Flavio Leon Guzman,** a married man, whose address is 618 Shelby Avenue, Nashville, TN 37206, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot 154, Williams Addition Edgffield, Now East Nashville, as shown on plat of record in Plat Book 21, Page 60, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 93-4-45
Street address of property: 618 Shelby Avenue, Nashville, TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-VRE-21-618

Prior Instrument References by which Grantor(s) acquired title: Instrument 20190829-0087250 in the Register's Office, Davidson County, Tennessee.

Signed this 17 day of Aug, 2021.

Signature of Grantor(s):

Christopher S. Bradstreet

Molly Bradstreet

STATE OF TN, COUNTY OF Davis, SS:

BE IT REMEMBERED That on this 17 day of Aug, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Christopher S. Bradstreet and Molly Bradstreet, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

County Parcel number: 93-4-45
Street address of property: 618 Shelby Avenue, Nashville, TN 37206

Oath of Consideration

I or we, Chester + Molly Brabston, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $700,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 17 day of August, 2021.

Signatures of Affiant(s):

Chester Brabston Molly Brabston
Js 17

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

Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY