WARRANTY DEED

Karen Johnson Davidson County
Batch# 722938 DEEDWARR
09/23/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $3,437.30
20210923-0128117

File No. TR-21-1255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $929,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 8/10/25

(AFFIX SEAL)

CHRISTINA INDREI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John P. Vayda and Patricia L. Parker	JP Morgan Chase Bank, N.A.	
(NAME)	(NAME)	083-06-0-187.00
210 Fall Street	1111 Polaris Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Columbus, OH 43240-2050	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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/we, **Charles A. Morales and Victoria C. Morales, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John P. Vayda and Patricia L. Parker, a married couple**, HEREINAFTER CALLED THE GRANTEE, 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 East Half of Lot No. 10 on the Plan of Sneed and Hamilton's Resubdivision of Lots 2, 3 and other lots in Brownsville of record in Plat Book 161, Page 149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles A. Morales and Victoria C. Morales, husband and wife by Warranty deed from Shane Hamilton Mayo and Kelley Jeanne Engels Mayo, Trustees of The Sugaree Trust Dated August 16, 2017 of record in Instrument No. 20190710-0067365 Register's Office for Davidson County, Tennessee, dated July 08, 2019 and recorded on July 10, 2019.

This is property more commonly known as 210 Fall Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 is 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.

Witness my/our hand this 17th day of September, 2021.

Charles A. Morales by Victoria C. Morales, his attorney-in-fact

Charles A. Morales by Victoria C. Morales, his Attorney-In-Fact

Victoria C. Morales

Victoria C. Morales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2021, before me personally appeared Victoria C. Morales, 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 17th day of September, 2021.

Leslie Garside

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2021, before me personally appeared Victoria C. Morales to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles A. Morales and acknowledged that he executed the same as the free act and deed of Charles A. Morales.

Witness my hand, at office, this 17th day of September, 2021.

Leslie Garside

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on September 17, 2021.

Affiant Signature

9.17.21

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 17 day of September, 2021.

Christina Indrei

Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY