Karen Johnson Davidson County
Batch# 723164 DEEDWARR
09/24/2021 09:53:06 AM 2 pgs
Fees: $13.00 Taxes: $1,279.90
20210924-0128423

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Analee Mora 532 Sarver Avenue Madison, Tennessee 37115	Same	043-02-0C-007.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PARADISE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** has this day bargained and sold, and does hereby transfer and convey unto the said **ANALEE MORA, SINGLE WOMAN,** the Grantee herein, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled Final Plat Amqui Place, Section 3, of record in Instrument No. 20191210-0130360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to PARADISE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from TRACEY WOODWARD AND THANE MYERS AND LEANNA RADNEY AND DIANE WHITE, of record in Instrument No. 20101215-0099848, dated December 6, 2010, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$345,920.00**.
Subscribed and sworn to before me
this 21 day of September, 2021.
My Commission Expires: 12/03/2024

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at 532 Sarver Avenue, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 21 day of September, 2021.

PARADISE PROPERTIES,
a Tennessee General Partnership

BY: _____, Partner
James L. Paradise, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **James L. Paradise**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of **Paradise Properties, a Tennessee General Partnership**, the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 21 day of September, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY