Karen Johnson Davidson County
Batch# 740170 DEEDWARR
10/20/2021 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,327.93
20211020-0140760

SHANNON R. RICHARDSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $358,900.00.

Affiant

Subscribed and sworn to me on October 18, 2021.

NOTARY PUBLIC

My Commission Expires: 3.17.2024

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Esq.)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35204

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Rodolfo Damazo Morales 423 Brewer Drive Nashville, TN 37211	NEW OWNER	161-08-0-019.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Katrina L. Monroe and husband, Ricky D. Monroe**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Rodolfo Damazo Morales, unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Map of Kingswood Park of record in Book 2900, page 70, and replatted as shown in Instrument No. 20010201-0009799, 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 Katrina L. Monroe and husband, Ricky D. Monroe, by Warranty Deed from Steven D. Sharp and wife, Sherry A. Sharp, of record on March 10, 2005 in Instrument No. 20050310-0026564, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes which have been paid by the Grantors and prorated between the parties, and subsequent years taxes or special assessments which are not shown as existing liens by the public records .
2. All Matters appearing on Map of Kingswood Park, of record in Book 2900, page 70 and Instrument No. 20010201-009799, Register's Office for Davidson County, Tennessee.
3. All matters and easements contained in Metro Ordinance No. 084-503 of record in the Metro Clerk's Office, the Metropolitan Government of Nashville, and Davidson County, Tennessee.
4. All matters contained in Compromise Settlement Agreement and Release of record in Book 5138, page 33, Register's Office for Davidson County, Tennessee.
5. Restrictive covenants contained in an instrument of record in Book 2963, page 153, amended in Book 3030, page 491, and amended in Book 3177, page 227, Register's Office for Davidson County, Tennessee.
6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ unimproved ☒ improved property known as:

423 Brewer Drive, Nashville, TN 37211

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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(s) this 18 day of October, 2021.

Katrina L. Monroe

Katrina L. Monroe

Ricky D. Monroe

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 18, 2021, before me personally appeared Katrina L. Monroe and Ricky D. Monroe to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 18, 2021.

June E Rowell

NOTARY PUBLIC

My Commission Expires: 5/5/2025

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025

Certificate of Authenticity

I, Russell J. McCann, 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

10/18/21.

Date

Affiant Signature

October 18, 2021

State of TN
County of Williamson

Sworn to and subscribed before me this 18th day of October, 2021

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON