Karen Johnson Davidson County
Batch# 740217 DEEDWARR
10/20/2021 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211020-0140824

Name and Address of New Owner:
Nahun Reyes Perez
1040 Woodbury Falls Drive
Nashville, TN 37221

Send Tax Bills To:
Nahun Reyes Perez
same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 128120C00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kimberly B. Downs NKA Kimberly Lynn Barber**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nahun Reyes Perez, unmarried**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a certain Townhome with Private Elements in Davidson County, Tennessee, being Unit No. 1040, as specified on the plan of Woodbury Townhomes, Phase 1, shown as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, establishing a Horizontal Property Regime (with private elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee; including, without limitation, those By-Laws appended thereto. Reference is hereby made to the plan of Woodbury Townhomes, Phase 1, for placement of Units and for a more complete identification and description of such Unit.

Reference is also hereby made and incorporated herein to P.U.D. Boundary plat of record in Instrument No. 200502160017693, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly B. Downs, unmarried, by Warranty Deed from Elizabeth H. Dykes, married, recorded on March 25, 2019, of record in Instrument No. 20190325-0026670, Register's Office for Davidson County, TN.

This is not nor has it ever been the marital residence of Kimberly B. Downs, NKA Kimberly Lynn Barber.

This is improved property known as 1040 Woodbury Falls Dr., Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of October, 2021.

Kimberly Lynn Barber (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of October, 2021, before me personally appeared Kimberly Lynn Barber, 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 18th day of October, 2021.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

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

Notary Public
My commission expires: 1/6/25
File No. 2021-3549

Tennessee Certification of Electronic Document

I, John A. Bell, Jr., 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 OCT 18 2021 (date of document).

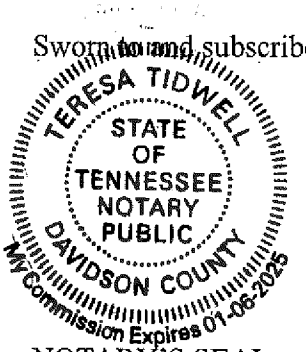
Affiant Signature

OCT 18 2021
Date

State of TN

County of Davidson

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



NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025