WARRANTY DEED

Karen Johnson Davidson County
Batch# 769366 DEEDWARR
12/07/2021 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20211207-0162193

JM-VRES-21-705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Brook Rudy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2021.

Brenda Lewis
Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Robertson Maldonado and Jian Maldonado	Legends Bank	
(NAME) **705 Morrow Road**	(NAME) 310 N. First Street	**091-11-011.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL T. DAVIDSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA ROBERTSON MALDONADO AND JIAN MALDONADO, AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Lot No. 12 on the Revised Plan of Morrow Meadows Subdivision, Section 1, of record in Book 2083 Page 105, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Paul T. Davidson, married by Warranty deed from Mary M. Wright, an unmarried woman of record in Instrument No. 20210518-0067444 Register's Office for Davidson County, Tennessee, dated May 7, 2021 and recorded on May 18, 2021.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years,
- Plat Book 2083, Page 105, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2300, Page 421, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **705 Morrow Road, Nashville, Tennessee 37209.**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 1st DAY OF DECEMBER, 2021.

Paul T. Davidson
by Paul M. Davidson as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul M. Davidson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PAUL T. DAVIDSON, and who acknowledged he/she/they executed the same as the free act and deed of the said PAUL T. DAVIDSON.

Witness my hand and official seal, this the 1st of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on December 1, 2021

Signature December 1,, 2021

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessedon December 1, 2021

Emily B. Hebert
Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY