Karen Johnson Davidson County
Batch# 818030 DEEDWARR
03/09/2022 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20220309-0026840

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $316,000

Carmen Coats
Affiant Signature

Subscribed and sworn to before me on this the 25th Day of Feb, 2022.

Eliza Whitfield
Notary Public

My Commission expires 5 / 5 / 2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

NAME AND ADDRESS OF PROPERTY OWNER:
Mauricio Gaytan and Sarah Gaytan
901 Aladdin Drive
Nashville, TN 37217

SEND TAX BILLS TO:
Ascend Federal Credit Union
1611 N Jackson St
Tullahoma, TN 37388

MAP AND PARCEL NUMBER: Tax ID # 10714008200

WARRANTY DEED

22NT00260

Effective the 25 Day of Feb, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Harri H. Pernanen, an unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mauricio Gaytan and Sarah Gaytan, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 185 on the Plan of Miro Meadows, as shown on plat of record in Plat Book 1424, Pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property as conveyed to Harri H. Pernanen, an unmarried man by Warranty Deed from John Young, a single man dated 06/25/2019 recorded 07/10/2019 in Book NA, Page NA, as Document Number 20190710-0067308, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all Restrictions, Reservations, Easements, Covenants, Oil, Gas or Mineral rights of record, if any.

This is an improved property commonly known as: 901 Aladdin Dr, Nashville, TN 37217-1903

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the _____ day of _____, _____

Harri Pernanen

Harri H. Pernanen

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Harri H. Pernanen**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/28/2022 ____ (date of document).

Affiant Signature

02/28/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28 day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025