RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $560,000.00.

Affiant

Subscribed and sworn to me on 03/09/22.

NOTARY PUBLIC

My Commission Expires: 1-8-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 818934 DEEDWARR
03/10/2022 09:28:31 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20220310-0027522

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nicholas Garcia and Marly Hall 1603A 9th Ave N Nashville, TN 37208	OWNER	081121C00100CO

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, Scott R. Brann, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Nicholas Garcia and Marly Hall, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, 1603 9TH AVENUE NORTH TOWN HOMES, as established by Declaration of Covenants, Conditions and Restrictions for 1603 9th Avenue North Townhomes, as shown on plat of record in Instrument No. 20161221-0133897, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Scott R. Brann by Quitclaim Deed from Gabriel Ernesto Sandoval and Mackenzie Rebecca Sandoval, recorded February 17, 2022 of record in Instrument No. 20220217-0018501, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Scott R. Brann, as to a 95% interest and Gabriel Ernesto Sandoval and Mackenzie Rebecca Sandoval, husband and wife, as to a 5% interest by Quitclaim Deed from Scott R. Brann, recorded July 23, 2018 of record in Instrument No. 20180723-0071690, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Scott R. Brann by Warranty Deed from Wayne James Investments, LLC, a Tennessee limited liability company, dated May 30, 2018, of record in Instrument No. 20180601-0052151, in the Register's Office of Davidson County, Tennessee.

☐ This is Improved property, known as 1603A 9th Ave N, Nashville, TN 37208.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the

said land to the said GRANTEES, their successors 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 our hands on 03/09/22.

Scott R. Brann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/09/22, before me personally appeared Scott R. Brann, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 03/09/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY