When recorded, return to:
Tennessee Nations Title Agency, Inc.
404 BNA Drive
Building 100 - Suite 205
Nashville, TN 37217
File Number: 22NT000073

Karen Johnson Davidson County
Batch# 819376 DEEDWARR
03/10/2022 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220310-0028073

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-15741-KS-s

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2022.

Notary Public
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maksim Gabriel Knecht and Maria Fernanda Campos Valverde 141 Dodge Drive Nashville, TN 37210	Maksim Gabriel Knecht 141 Dodge Drive Nashville, TN 37210	119 03 0 028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Oscar Escobar and Nery Martinez-Saravia, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Maksim Gabriel Knecht and Maria Fernanda Campos Valverde, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 69 on the Plan of Mertie Milwee Property of record in Book 2331, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Oscar Escobar and Nery Martinez-Saravia, by Warranty Deed from Samuel Johns, of record in Instrument No. 20050407-0038223, in the Register's Office of Davidson County, Tennessee, dated April 4, 2005 and recorded on April 7, 2005.

This is improved property located at: **141 Dodge Drive, Nashville, TN 37210.**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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; and we do covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2022.

GRANTOR:

Oscar Escobar

Nery Martinez-Saravia

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Oscar Escobar and Nery Martinez-Saravia, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of February, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

Tennessee Certification of Electronic Document

I, Anna Bates 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 2/28/2022 (date of document).

Anna Bates
Affiant Signature

3/2/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 of March, 2022.

(SEAL)
COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Notary's Signature
My Commission Expires: