THIS INSTRUMENT WAS PREPARED BY
Return to:
Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P22-13206-BW

Karen Johnson Davidson County
Batch# 823022 DEEDWARR
03/16/2022 11:19:38 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20220316-0030667

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 505,000.00.

Isabella Amaro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 9/2/24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isabelle Anne Amaro and Nicholas Amaro	SAME	
5409B California Avenue		091-02-4O-002.00-CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Derek Tam, a single man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Isabelle Anne Amaro, an unmarried woman and Nicholas Amaro, a married man, as joint tenants with rights of survivorship**

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 5409 California Avenue Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5409 California Avenue Homes, a Horizontal Property Regime, of record in Instrument Number 20170510-0046482, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Linda S. Bourke and Janice M. Cole by Warranty deed from Jewell B. Wells and husband, Richard Wells and Cora Spurlock of record in Book 7481, page 870, Register's Office for Davidson County, Tennessee, dated February 26, 1988 and recorded on March 02, 1988.

Being a portion of the same property conveyed to Janice M. Cole by Quitclaim deed from Linda S. Bourke, now known as Linda Cochran and husband, Paul Ralph Cochran of record in Book 8672, page 381, Register's Office for Davidson County, Tennessee, dated July 08, 1992 and recorded on July 09, 1992.

Being a portion of the same property conveyed to Charles M. Orange by Quitclaim deed from Janice M. Cole, unmarried of record in Instrument No. 20170417-0036780 Register's Office for Davidson County, Tennessee, dated April 11, 2017 and recorded on April 17, 2017.

Being the same property conveyed to Derek Tam, a single man by Warranty deed from Charles M. Orange and Melony S. Coey, husband and wife of record in Instrument No. 20200826-0096827 Register's Office for Davidson County, Tennessee, dated August 24, 2020 and recorded on August 26, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5409B California Avenue, Nashville, TN 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 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. 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 hand this the 14th day of March, 2022.

Derek Tam

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Derek Tam, a single man,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of March, 2022.

My Commission expires: 9/2/24

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public