Karen Johnson Davidson County
Batch# 833046 DEEDWARR
04/01/2022 10:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220401-0037903

WHEN RECOREDED MAIL TO:
TIMIOS, INC
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

K 2484693

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PEDRO G. MASCARO AND ELIZABETH A HEVERT	PEDRO G. MASCARO AND ELIZABETH A HEVERT	08310028600
1806 FORREST AVE NASHVILLE, TN 37206	1806 FORREST AVE NASHVILLE, TN 37206	

For good consideration, I (We) **ELIZABETH ANNE C. HEVERT, ALSO KNOWN AS ELIZABETH A. HEVERT, WHO TOOK TITLE AS AN UNMARRIED WOMAN** whose mailing address is 1806 FORREST AVE, NASHVILLE, TN 37206, hereby bargain, deed and convey to **PEDRO G. MASCARO AND ELIZABETH A. HEVERT, HUSBAND AND WIFE** whose mailing address is 1806 FORREST AVE, NASHVILLE, TN 37206, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Lockeland of record in Plat Book 57, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

APN: 08310028600
Property Address: 1806 FORREST AVE, NASHVILLE, TN 37206

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ **Exempt** _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Elizabeth Anne C. Hevert
Signature of Affiant

STATE OF Florida
COUNTY OF Volusia

Sworn to before me this 21 day of March, 2022.

Jane F Mahan
Notary Public
My Commission Expires: 9-8-2025

JAMES F. MAHAN
Notary Public - State of Florida
Commission # HH 189512
My Comm. Expires Sep 8, 2025

Name and address for person(s) responsible for taxes:
PEDRO G. MASCARO AND ELIZABETH A HEVERT
1806 FORREST AVE
NASHVILLE, TN 37206

Name and Address of property owner:
PEDRO G. MASCARO AND ELIZABETH A HEVERT
1806 FORREST AVE
NASHVILLE, TN 37206

Being the same property conveyed to Elizabeth Anne C. Hevert, an unmarried woman, and recorded on 07/17/2018 as Document No. 20180717-0069609 in the County of Davidson, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 21 day of March 2022.

Elizabeth Anne C. Hevert
ELIZABETH ANNE C. HEVERT, A/K/A ELIZABETH A. HEVERT

STATE OF Florida)
) SS.
COUNTY OF Volusia)

On this 21 day of March 2022, before me personally appeared **ELIZABETH ANNE C. HEVERT, A/K/A ELIZABETH A. HEVERT** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

JAMES F. MAHAN
Notary Public - State of Florida
Commission # HH 189512
My Comm. Expires Sep 8, 2025

James F Mahan
Notary Public
My Commission Expires: 9-8-2025

Tennessee Certification of Electronic Document

I, Linda Brown, 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 **3/21/2022** (date of document).

Linda Brown
Affiant Signature

3/25/2022
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this **25** day of **March**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 5-18-2025

NOTARY'S SEAL

NRO1 ROSELYN WOODWARD COMM. #2358082 Notary Public - California Los Angeles County My Comm. Expires May 18, 2025 NRO1