This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-16191-kp

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-16184-BR

Karen Johnson Davidson County
Batch# 834422 DEEDWARR
04/05/2022 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220405-0038989

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of March, 2022.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark Takla 404 London Court Nashville, TN 37013	New Owners	149-02-0D-007-00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Carmillia Almodovar Garcia and Steven E. Ponce Garcia, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mark Takla, an unmarried person**, hereinafter called the Grantee(s), his/her/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. 7 on the Plan of Section Four, Piccadilly Subdivision of record in Plat Book 6900, Page 481, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Carmillia Almodovar Garcia and Steven E. Ponce Garcia, wife and husband, by Warranty Deed from Allison Y. Patton, an unmarried woman, of record in Instrument No. 20191230-0134235, in the Register's Office of Davidson County, Tennessee, dated December 23, 2019 and recorded on December 30, 2019.

This is improved property located at: **404 London Court, Nashville, TN 37013**

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 18th day of March, 2022.

GRANTOR:

Carmillia Almodovar Garcia

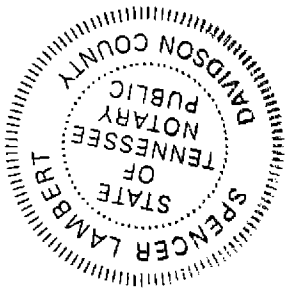
Steven E. Ponce Garcia

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carmillia Almodovar Garcia and Steven E. Ponce Garcia, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of March, 2022.

Notary Public
My Commission expires: 11/6/24



Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 3/18/22.

Affiant Signature

3/21/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

