Karen Johnson Davidson County
Batch# 835770 DEEDWARR
04/06/2022 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220406-0040074

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $330,000.00

Affiant Signature

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

Notary Public
My Commission expires: 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
EUDI RODAS DIAZ
208 Village Pl, Nashville, TN 37211-6236
SEND TAX BILLS TO:
EUDI RODAS DIAZ
208 Village Pl, Nashville, TN 37211-6236

MAP AND PARCEL NUMBER: Tax ID #: 161100A06400 CO

WARRANTY DEED
22NT00345

Effective the 18 Day of March 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Charles Daniel Cage, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

EUDI RODAS DIAZ, SINGLE MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 83, Phase I, on the Plan of Villages of Brentwood, of record in Book 5200, page 613, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property as conveyed to Charles Daniel Cage, unmarried by Warranty Deed from Brad T. Shaughnessy and wife, Marianne Shaughnessy dated 08/24/2007 recorded 09/04/2007 in Book na, Page na, as Document Number 20070904-0105638, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 208 Village Pl, Nashville, TN 37211-6236

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for the public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the __18th___ day of _March_____, __2022____

Charles Daniel Cage

Charles Daniel Cage

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles Daniel Cage the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this __18th____ day of __March_____, 2022.

Notary Public

My Commission expires: 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 March 18, 22 (date of document).

Anna Bates
Affiant Signature

March 18, 22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of March, 2022.

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

Notary's Signature
My Commission Expires: