Karen Johnson Davidson County
Batch# 841396 DEEDWARR
04/18/2022 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20220418-0044450

WARRANTY DEED	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $450,000.00. Affiant *Subscribed and sworn before me this 8th day of April, 2022.* Notary Public My commission expires: 3/3/26 (Affix Seal)

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Mockingbird Title & Escrow / Teresa M. Morgan, PO Box 60711, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Alexander Gordon 309 Pitts Ave. Old Hickory, TN 37138	Mortgage Investors Group 8320 E Walker Springs Knoxville TN 37923	053 16 0 143.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAURA YESENIA MORALES and ROMARICO PEREZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEXANDER S. GORDON, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot(s) 1, as shown on the map entitled Final Plat Section One, Stone Hedge, of record in Book 8250, page 541, as corrected in Book 10254, page 636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Laura Yesenia Morales and Romarico Perez, by deed from WPN, LLC, A Tennessee Limited Liability Company, of record as Instrument No. 20200924-0110071, dated September 22, 2020, said Register's Office. Laura Yesenia Morales and Romarico Perez were married at the time of conveyance. A final decree of divorce was entered between them on October 27, 2021 in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 21D1370.

This conveyance is subject to: 1) Current year, 2022, Davidson County property taxes have been prorated; 2) All matters shown on the Plan of record in Book 8250, page 541, as corrected in Book 10254, page 636, said Register's Office; 3) Right-of-way easement of record in Book 5279, page 146, said Register's Office; 4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8883, page 651, said Register's Office; 5) Any and all matters not listed herein of public record.

This is improved property known as **309 Pitts Avenue, Old Hickory, Tennessee 37138.**

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 8th day of April, 2022.

BY: Laura Yesenia Morales
LAURA YESENIA MORALES

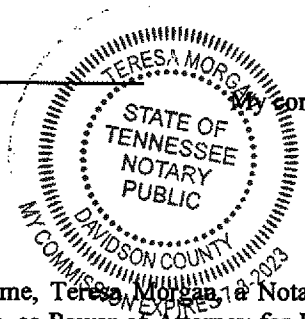
BY: Romarico Perez by Laura Yesenia Morales, Power of Attorney for Romarico Perez
ROMARICO PEREZ
BY LAURA YESENIA MORALES, POWER OF ATTORNEY for ROMARICO PEREZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa Morgan, a Notary Public in and for said County and State, the within named Laura Yesenia Morales, the Grantor herein, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that she is said person, and who executed the foregoing Warranty Deed and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 2022.

Teresa Morgan
NOTARY PUBLIC



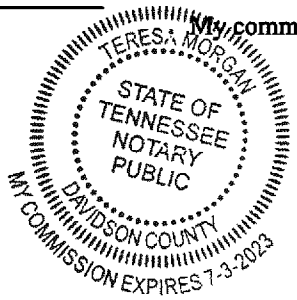
My commission expires: 7/3/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa Morgan, a Notary Public in and for said County and State, the within named Laura Yesenia Morales, as Power of Attorney for Romarico Perez, the Grantor herein, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that she is said person, and who is authorized to execute the foregoing Warranty Deed by the principal, Romarico Perez, pursuant the Limited Power of Attorney of record in Instrument No. 20220330-0036672, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 2022.

Teresa Morgan
NOTARY PUBLIC



My commission expires: 7/3/2023

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4-8-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4-8-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th **day of** April **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM