Karen Johnson Davidson County
Batch# 844404 DEEDWARR
04/25/2022 08:51:43 AM 2 pgs
Fees: $13.00 Taxes: $710.40
20220425-0047059

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF Pickson

The actual consideration or value, whichever is greater, for this transfer is $192,000.00

Affiant

Subscribed and sworn to before me this 4 **day of** April **, 2022.**

Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Watchtower Bible and Tract Society Of New York, Inc. **100 Watchtower Dr.** **Patterson, NY 12563-9204**	**&** **Luis Maltez & Latoya Maltez** **3880 Priest Lake Dr. #53** **Nashville, TN 37217**	**136030B00800**

Warranty Deed

For no consideration and as a gift, the receipt of which is hereby acknowledged **Luis Maltez and Latoya Maltez** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey a life estate without right to sell to **Luis Maltez and Latoya Maltez** and the remainder interest to **Watchtower Bible and Tract Society of New York, Inc., a New York not-for-profit corporation,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 53, Building No. 22 and the garage therewith in a Horizontal Property Regime located on the plat of Priest Lake Park condominium townhouses, Phase 2, as of record in Plat Book 4675, Page 131, and Book 4675, Page 145, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Luis Maltez, married, by deed from D. Fletcher Slatton and Peggy Slatton, husband and wife, of record in Instrument No. 20140221-0015190, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters appearing on the Plan of record in Plat Book 4675 Page 131 and Book 4675 Page 145, Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

This property is improved property known as 3880 Priest Lake Drive, #53, Nashville, Tennessee 37217.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantors**, hereunto set by hands and seals this _____ day of 3-5, 2022.

Luis Maltez

Latoya Maltez, who joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5 day of March, 2022, before me personally appeared Luis Maltez and Latoya Maltez, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 5 day of March, 2022.

Notary Signature
My commission expires: 11/13/24

AMY DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY