Karen Johnson Davidson County
Batch# 844475 DEEDWARR
04/25/2022 10:14:12 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20220425-0047165

Notary Public State of Florida
Denise A Cocuzzo
My Commission GG 222113
Expires 06/10/2022

(Notary Stamp)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 12 day of April, 2022.

Notary Public

My commission expires: 6/10/22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Analee Mora	**New Owner**	**107-14-0A-032.00CO**
532 Sarver Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I, **Dalvin Mora, a single man**

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

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 32 on the Plan of Copperfield Terrace of record in Plat Book 6250, Page 50, and as described and set forth in the Master Deed in Book 6326, Page 790, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dalvin Mora and Ysis T. Martinez, by Special Warranty Deed, from Bank of America, NA, dated September 21, 2011, of record in Instrument No. 20110927-0074798, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Dalvin Mora, by Quitclaim Deed, from Ysis Martinez, unmarried, dated April 30, 2021, of record in Instrument No. 20210507-0061782, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee; subsequent taxes are assumed by the Grantee; including Rollback taxes, if any. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 6250, Page 50, Register's Office for Davidson, Tennessee. Master Deed of record in Book 6326, Page 790, Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Book 7872, Page 33, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6161, Page 752, Register's Office for Davidson County, Tennessee. Water Main Easement of record in Book 9988, Page 937, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues, if any. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1272 Massman Drive, Nashville, TN 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 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/our hand(s) this 12 day of April, 2022

Dalvin Mora

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Dalvin Mora, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of April, 2022.

Notary Signature My commission expires:

File #: **22-226**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Notary Public State of Florida
Denise A Cocuzzo
My Commission GG 222113
Expires 06/10/2022