Karen Johnson Davidson County
Batch# 853708 DEEDWARR
05/11/2022 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,861.10
20220511-0053920

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-16728-RR

Name and Address of New Owner:
Tara B. Mothey and Man R. Mothey
1728 Elijah Ryan Dr.
Antioch, TN 37013

Send Tax Bills To:

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 174-11-0C-004.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michel Cruz Denis a/k/a Michel Denis Cruz, an unmarried man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tara B. Mothey and Man R. Mothey, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat of Cane Ridge Farms, Phase III, Section 2, of record in Plat at Instrument No. 20180730-0074028, 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 a portion of the same property conveyed to Avin Sindi and Kimberly Austin, Tenants in common with rights of survivorship, by Special Warranty Deed from PNB Holdings CO 2, INC, a Tennessee corporation, of record in Instrument No. 20150303-0018169, Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 03, 2015. (Value or consideration as shown in aforementioned deed $105,000.00.)

Being a portion of the same property conveyed to Reyes Construction Inc, a Tennessee corporation, by Warranty Deed from Avin Sindi and Kimberly Austin, of record in Instrument No. 20200317-0029297, Register's Office for Davidson County, Tennessee, dated February 26, 2020 and recorded on March 17, 2020. (Value or consideration as shown in aforementioned deed $210,000.00.)

Being the same property conveyed to Michel Denis Cruz by Quitclaim Deed from Reyes Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20220217-0018492, Register's Office for Davidson County, Tennessee, dated February 07, 2022 and recorded on February 17, 2022. (Value of consideration shown in aforementioned deed $0.00.)

For informational purposes only: Being also known as 1728 Elijah Ryan Drive, Antioch, Tennessee 37013.

This is NOT the principal residence of the Grantor named herein

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of May, 2022.

_____(SEAL)
Michel Cruz Denis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michel Cruz Denis, 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 this 2nd day of May, 2022.

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $503,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 2nd day of May, 2022.

Notary Public
My commission expires: 1/3/2023

File No. GNT-22-2117

202205110053920

Certificate of Authenticity

I, Michael Ferrell, 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 5/2/22.

Affiant Signature

5/3/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of May, 2022.

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

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires