Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

39-B
File #22-1148

Karen Johnson Davidson County
Batch# 886052 DEEDWARR
07/08/2022 11:32:00 AM 2 pgs
Fees: $13.00 Taxes: $2,567.43
20220708-0078887

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Rachael Ashworth, unmarried woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua Elroy Barza, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Subdivision of the A.V.S. Lindsley 29 acre tract of record in Plat Book 57, Page 66, 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 Mary Rachel Ashworth and Jorge Victor Boero by Warranty deed from John Edward Mallard and wife, Mary Lee Mallard, dated August 30, 2002, of record in Instrument No. 20020916-0112327, Register's Office for Davidson County, Tennessee. Mary Rachel Ashworth is also known as Mary Rachael Ashworth (incorrectly conveyed in deed of record Instrument No. 20020916-0112327).

Being the same property conveyed to Mary Rachael Ashworth, unmarried woman by Quitclaim Deed from Jorge Victor Boero, unmarried man, dated June 28, 2022, of record in Instrument No. 20220628-0074406, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1424 Gartland Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Joshua Elroy Barza
1424 Gartland Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
083-09-0-345.00

WITNESS THE EXECUTION HEREOF this 6th day of July, 2022.

Mary Rachael Ashworth

State of Tennessee)
County of Davidson)

On this 6th day of July, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mary Rachael Ashworth, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 693,900.00.**

Affiant

Sworn and subscribed before me on this the 6th day of July, 2022.

Notary Public

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 09, 2025

My Commission Expires: _____