This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-17690-LV

Karen Johnson Davidson County
Batch# 886542 DEEDWARR
07/08/2022 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220708-0079110

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of ~~June~~ July, 2022.

Notary Public
My Commission Expires: 3.3.2025

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MEMORIE WHITE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Annette M. Gaffney and Shaun M. Gaffney 2992 Jenry Drive Nashville, TN 37214	New owner	085 14 0B 028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Camila Ballesteiro Walters and William Seth Walters, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Annette M. Gaffney and Shaun M. Gaffney, wife and husband**, hereinafter called the Grantee(s), 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 Lot No. 28 on the Plat of Donelson Downs, as of record in Instrument No. 20190221-0015852, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Camila Ballesteiro Walters and William Seth Walters, wife and husband, by Special Warranty Deed from BMCH Tennessee, LLC, a Delaware limited liability company, of record in Instrument No. 20200206-0013758, in the Register's Office of Davidson County, Tennessee, dated January 30, 2020 and recorded on February 06, 2020.

This is improved property located at: **2992 Jenry Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 2022.

GRANTOR:

CAMILA BALLESTEIRO WALTERS
Camila Ballesteiro Walters

William Seth Walters
William Seth Walters

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Camila Ballesteiro Walters and William Seth Walters, the within named bargainor(s), 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 at office this 20th day of June, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/3/26

202207080079110

Certificate of Authenticity

I, Holly A Mason, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on the 8 day of July, 2022.

Affiant Signature

7/8/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of July, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 01/06/2025
DAVIDSON COUNTY