Name and Address of New Owner:
Maria Morales Nava
305 Doe Ridge Court
Nashville, TN 37214

Send Tax Bills To:
Newowner

Karen Johnson Davidson County
Batch# 892544 DEEDWARR
07/22/2022 01:15:30 PM 4 pgs
Fees: $23.00 Taxes: $943.50
20220722-0084199

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 122 01 0A 375.00

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, **Denise L. All N/K/A Denise L. Heard, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maria Lourdes Morales Nava, an unmarried woman, and Igor Acosta Morales, an unmarried man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit No. 41 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575 and 20020904-0107261, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as thought copied herein.

Being the same property conveyed to Denise L. All, married, by Warranty Deed from Catherine M. Kanatzar-Waffird and Husband, Jason Waffird of record in Instrument No. 20060814-0100035, in the Register's Office of Davidson County, Tennessee, dated August 10, 2006 and recorded on August 14, 2006. *Denise L. All and Denise L. Heard are one in the same.*

Lee George Heard joins in the execution of this deed to convey any and all interest he might have in the above described property, particularly any marital interest.

This improved property known as 305 Doe Ridge Court, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 18th day of July, 2022.

Denise L. All N/K/A Denise L. Heard (SEAL)
Denise L. All N/K/A Denise L. Heard

Lee George Heard (SEAL)
Lee George Heard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2022, before me personally appeared Denise L. All N/K/A Denise L. Heard and Lee George Heard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of July, 2022.

Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

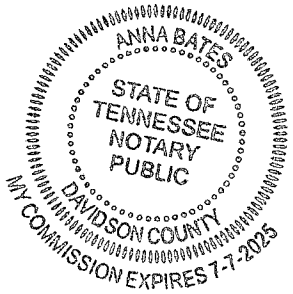
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Keri Bates
(Affiant)

Sworn to and subscribed before me this
18th day of July, 2022.

Anna Bates
Notary Public
My commission expires: 7-7-2025
File No. 2022-4859-SK



Tennessee Certification of Electronic Document

I, Beth Warner 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 7/18/2022 (date of document).

Affiant Signature

7/22/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 of July, 2022.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025