Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MRF-22-1062

Karen Johnson Davidson County
Batch# 901189 DEEDWARR
08/09/2022 02:25:29 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20220809-0090613

WARRANTY DEED

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$600,000.00**.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2022.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel Ryan Ezelle **Heather Christie Ezelle**	new owners	**085-14-0-B-029.00**
1062 Nave Court		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marcia Ballesteiro Pereira Mota, unmarried

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

Daniel Ryan Ezelle and Heather Christie Ezelle, husband and wife

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 Lot No. 29 on the Final Plat of Donelson Downs, a Planned Unit Development, 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 vested in Camila B. Walters, a married woman, as to an undivided 50% interest and Marcia Ballesteiro Pereira Mota, an unmarried woman, as to an undivided 50% interest, as joint tenants with full rights of survivorship, by Warranty Deed dated 2/5/2020, from BMCH Tennessee, LLC, a Delaware limited liability company, of record in Instrument No. 20200206-0013782, Scrivener's Affidavit of Correction of record in Instrument No. 20200428-0044102, said Register's Office. The said Camila B. Walters, a married woman, as to an undivided 50% interest having quitclaimed to Marcia Ballesteiro Pereira Mota, an umarried woman, by Quitclaim Deed dated 04/05/2022, of record in Instrument No. 20220406-0039794, Register's office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1. **The Plan of record as shown in Instrument No. 20190221-0015852, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Declaration of Covenants, Conditions and Restrictions for Donelson Downs with By-Laws of Donelson Downs Owners' Association Appended thereto as Exhibit "B", of record in Instrument No. 20190423-0037390, Register's Office for Davidson County, Tennessee. Charter of Donelson Downs Owners' Association, Inc. of record in Instrument No. 20190423-0037389, said Register's Office.**
3. **Easements for Water Mains of record in Book 722 Page 303 and Book 722 Page 328, said Register's Office.**
4. **Restrictions of record in Book 1102 Page 139, said Register's Office.**
5. **Warranty Deed and Flowage Easement of record in Book 2278 Page 315, said Register's Office.**
6. **Perpetual Easement for Highway Purposes of record in Book 4758 Page 444, Book 4764 Page 804 and Book 4828 Page 296, said Register's Office.**
7. **Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4786 Page 795, Book 4786 Page 798, Book 5180 Page 988, Book 5182 Page 563, and Book 5275 Page 537, said Register's Office.**

8. **Agreement for the Dedication of a Temporary Easement for the Construction of Sanitary Sewers and/or Drainage Improvements or Water Mains of record in Book 8059 Page 492, said Register's Office.**

9. **Right of Way Acquisition and Temporary Construction Easement of record in Instrument No. 20031203-073516, Instrument No. 20031203-0173518, Instrument No. 20040109-0003634 and Instrument No. 20040109-0003644, said Register's Office.**

10. **Easement for the flow of Stones River and the right of the public therein.**

11. **Rights of upper and lower riparian owners to the flow of the water of Stones River, free from diminution or pollution.**

12. **Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Stones River.**

13. **Declaration of Restrictions and Covenants for Stormwater facilities and Systems of record in Instrument No. 20180418-0036711, said Register's Office**

14. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as 1062 **Nave Court, Nashville, TN 37214**

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 **5th** day of **August, 2022.**

Márcia Ballesteiro Pereira Mota

Marcia Ballesteiro Pereira Mota

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Marcia Ballesteiro Pereira Mota,** the within named sellers, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **August 2022.**

Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON