Karen Johnson Davidson County
Batch# 920543 DEEDWARR
09/22/2022 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220922-0105534

WARRANTY DEED

File No. AT-22-3164

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 7/14/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saychay Hudson	NEW OWNER	
(NAME)	(NAME)	
239 Rep. John Lewis Way North, Unit 308	239 REP. JOHN LEWIS WAY N. #308	093-06-1B-308.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	NASHVILLE TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jamey Gallegos, unmarried and Nancy Cusato, unmarried FKA Nancy Cusato Gallegos**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Saychay Hudson, a married woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit in Davidson County, Tennessee, being Unit No. 308 and 1 Parking Space, The Kress Lofts Condominiums, as established under Master Deed of record in Instrument No. 20050429-0048067, amended at Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, corrected at Instrument No. 20080118-0006035 and Instrument No. 20080331-0032083, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jamey Gallegos, an unmarried woman and Nancy Cusato Gallegos, an unmarried woman, as tenants in Common with the Rights of Survivorship by Warranty deed from Caroline Pekarsky, a single person of record in Instrument No. 20180425-0039072 Register's Office for Davidson County, Tennessee, dated April 19, 2018 and recorded on April 25, 2018.

This is property more commonly known as 239 Rep. John Lewis Way North, Unit 308, Nashville, TN 37219.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 19th day of September, 2022.

Jamey Gallegos by Ryan Lux attorney in fact
Jamey Gallegos by Ryan Lux, Attorney-In-Fact

Nancy Cusato by Ryan Lux attorney in fact
Nancy Cusato by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Jamey Gallegos, and that this instrument was executed on behalf of the said Jamey Gallegos for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. __202209220105532___, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 19th day of September, 2022.

Notary Signature
My commission expires: 7/6/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Nancy Cusato, and that this instrument was executed on behalf of the said Nancy Cusato for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. ___202209220105533___, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 19th day of September, 2022.

Notary Signature
My commission expires: 7/6/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 **September 19, 2022**.

Date

Affiant Signature

September 22, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON