Karen Johnson Davidson County
Batch# 931218 DEEDWARR
10/19/2022 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20221019-0113873

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $230,000

Affiant Signature

Subscribed and sworn to before me on this the 18 Day of Oct, 2022.

Notary Public

My Commission expires 1/6/25

Lauren Dockrell
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Jose A. Aguiar Nunes
731 Lake Terrace Drive,
Nashville, TN 37217
SEND TAX BILLS TO:
Jose A. Aguiar Nunes
731 Lake Terrace Drive,
Nashville, TN 37217
MAP AND PARCEL NUMBER: Tax ID #: 15002014300

WARRANTY DEED

22NT01382

Effective the 17 Day of Oct, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Justin Olon Cantrell, married

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jose A. Aguiar Nunes

Hereinafter called the GRANTEES, their 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. 21-A Zone Lot Division of Lots 18, 21, 22, 23, 24 & 46, on the Plan of Harbor Gate Subdivision, Section I, Revised of record in Plat Book 6250, Page 344, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property as conveyed to Justin Olon Cantrell, unmarried by Warranty Deed from Nancy K. Walters, married dated 08/25/2020 recorded 08/27/2020 in Book NA, Page NA, as Document Number 20200827-0097337, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 731 Lake Terrace Dr, Nashville, TN 37217-4250

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 27th day of September, 2022

Justin Olon Cantrell

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Justin Olon Cantrell**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 27th day of September 2022.

Notary Public

My commission expires: 03/19/2023

STEFANIE J CERON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 19, 2023

Marissa Autumn Vittands by Justin Olon Cantrell, Attorney-In-Fact

State of Tennessee}
County of Davidson }

On this 27th day of September 2022, before me personally appeared **Justin Olon Cantrell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Marissa Autumn Vittands** and who acknowledged that she executed the same as the free act and deed of **Marissa Autumn Vittands**.

Notary Public

My commission expires: 03/19/2023

STEFANIE J CERON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 19, 2023

**Marissa Autumn Vittands joins in this deed for purposes of conveying marital rights.*

Tennessee Certification of Electronic Document

I, Beth Turner 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 9/27/2022 (date of document).

Affiant Signature

10/18/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 of Oct., 2022.

(SEAL)

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Kristin James
Notary's Signature
My Commission Expires: