Karen Johnson Davidson County
Batch# 941298 DEEDWARR
11/15/2022 02:24:11 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20221115-0121773

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62923
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gavi Group, LLC 1405 Chickering Rd. Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 10303012000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$575,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judson Smith, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gavi Group, LLC,** hereinafter called the **Grantee**, Grantee's 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 the westerly 40 foot of Lot No. 810 and easterly 10 feet of Lot No. 812, of Block No. 37 on the Plan of Charlotte Park Company's First Addition, as of record in Plan Book 57, page 103, Register's Office for Davidson County, Tennessee, described as follows:

Said Westerly 40 feet of Lot No. 810 and said easterly 10 feet of Lot No. 812, join and front together 50 feet on the southerly side of Dakota Avenue, formerly 4th Avenue, and extend back southerly between parallel lines, 150 to an alley.

Being the same property conveyed to Judson Smith, a single man by Warranty Deed from Susan M. Gayer, dated August 14, 2003 and recorded on September 24, 2003 of record in Instrument No. 20030924-0140982, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2023, and subsequent years; All Matters on the Plan, with Owner's Certificate, of record in Book 57, page 103, said Register's Office. Easement for storm sewer as shown on the Plan of record in the City Engineers Office of the City of Nashville, not of record.

This is improved property, known as 4909 Dakota Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10 day of Nov., 2022

X _____

Judson Smith

State of JALISCO

County of CHAPALA

On this 10 day of NOVEMBER, 2022, before me the undersigned authority, personally appeared Judson Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: LIFETIME

Lic. Sergio Ernesto Macias Avila

LIC. SERGIO ERNESTO MACIAS AVILA NOTARIO PUBLICO TITULAR NO. 5 ESTADOS UNIDOS MEXICANOS CHAPALA, JAL.

JALISCO

State of Tennessee

County of Davidson

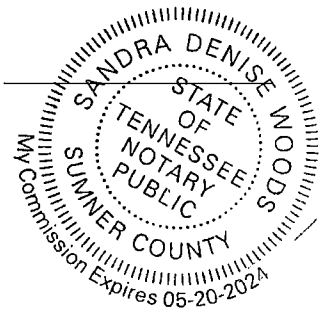
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Margaret Smith
Affiant

Sworn and subscribed before me this 15 day of November, 2022.

S. Denise Woods
Notary

My Commission Expires: 

Chapala, Jalisco a 10 diez de Noviembre del 2022 dos mil veintidós./ Chapala, Jalisco on November 10th, 2022 two thousand twenty two

JUDSON WAYNE SMITH

CERTIFICACION

LIC. SERGIO ERNESTO MACÍAS ÁVILA, NOTARIO PUBLICO NUMERO 5 CINCO DE CHAPALA, JALISCO. CERTIFICO: Que ante mí compareció el señor **JUDSON WAYNE SMITH**, estadounidense, retirado, soltero, nacido en Washington D.C., Estados Unidos el 15 quince de Junio del 1964 mil novecientos sesenta y cuatro, con domicilio en Calle Pelicano numero 10 diez, en el Fraccionamiento Chapala Haciendas, Chapala, Jalisco, México Código Postal 45900; quien se identifica con pasaporte estadounidense número 509627848, expedido por el Gobierno de Estados Unidos de Norteamérica; acreditando su legal estancia en el país con su Forma Migratoria de residente Temporal número 12163590, expedida por el Instituto Nacional de Migración; su Registro Federal de Contribuyentes es SIJU640615UL3 y su Clave Única de Registro Poblacional es SIXJ640615HNEMXD00. Conceptuándolo con capacidad legal para contratar y obligarse, sin que manifiesten incapacidad natural y no tener noticias el suscrito de impedimento legal alguno, compareció hoy ante mí para ratificar el contenido del escrito adjunto, firmándolo en mi presencia, por lo que certifico su voluntad y la autenticidad de su firma; para constancia firma de nuevo al calce de la presente certificación, estampando sus huellas digitales del índice izquierdo e índice derecho. **Tomo razón en mi libro de Certificaciones bajo número 3740 tres mil setecientos cuarenta del TOMO V.- Doy Fe. Chapala, Jalisco, a las 12:00 Doce horas con minutos del día 10 Diez de Noviembre del año 2022 dos mil veintidós.----------**

CERTIFICATION

SERGIO ERNESTO MACIAS AVILA, NOTARY PUBLIC NUMBER 5 FIVE OF CHAPALA, JALISCO CERTIFIES: That before me appeared Mr. **JUDSON WAYNE SMITH** American, retired, single, born in Washington D.C, United States on June June 15th, 1964 one thousand nine hundred sixty four, with residence at Calle Pelicano number 10, Fraccionamiento Chapala Haciendas, Chapala, Jalisco, México, Zip Code 45900; who identifies himself with his American passport number 509627848, issued by the United States State Department, proving his legal stay with his Temporal resident visa issued by the National Immigration Institute number 12163590; his Tax Payer Number is SIJU640615UL3, and his Unique Code of Population Registry number is SIXJ640615HNEMXD00. Deeming him with legal capacity to enter into contracts and commit himself without any signs of natural incapacity and with the undersigned not having any news of any legal impediment, he appeared today before me to ratify the content of the attached document, signing it in my presence, therefore I certify his will and the authenticity of his signature, stamping his fingerprints of the index and right index, as proof I sign at the bottom of the present certification. Entered into my book of certifications under number **3740 three thousand seven hundred forty VOLUME V. I CERTIFY. Chapala, Jalisco at 12:00 hours on November 10th, 2022 two thousand twenty two.----------**

In Witness Whiseof, the said grantor has signed and sealed these presents the day and year first written above./ En fe de lo cual dicho cedente ha firmado y sellado lo presente en la fecha antes mencionada.

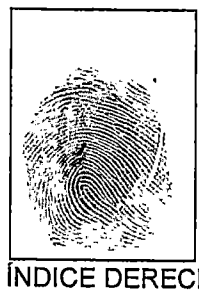
Signed, sealed and delivered in my presence. / Firmado, sellado y entregado en mi presencia.

A0202211110011

ÍNDICE IZQUIERDO



ÍNDICE DERECHO



LIC. SERGIO ERNESTO MACIAS AVILA · NOTARIO PUBLICO TITULAR No. 5 · ESTADOS UNIDOS MEXICANOS · CHAPALA, JAL.



JUDSON WAYNE SMITH

LIC. SERGIO ERNESTO MACIAS AVILA.
NOTARIO PUBLICO NUMERO 5, CHAPALA, JALISCO, MÉXICO.

Secretaría General de Gobierno
ERNO DE JALISCO

USO OFICIAL

Secretaría General de Gobierno – SGG/IC/JAL – GOBIERNO DE JALISCO
16192/2022

MÉXICO
APOSTILLE
(Convention de La Haye du 5 octobre 1961)

1. País: MÉXICO
(country/pays)

El presente documento público
(This public document/Le présent acte public)

2. ha sido firmado por: LICENCIADO SERGIO ERNESTO MACIAS AVILA
(has been signed by/a été signé par)

3. quien actúa en calidad de: NOTARIO PUBLICO NUMERO 5 (CINCO) DE CHAPALA, JALISCO
(acting in the capacity of/agissant en qualité de)

4. y está revestido del sello/timbre de: LA NOTARIA PUBLICA NUMERO 5 (CINCO) DE CHAPALA, JALISCO
(bears the seal/stamp of/est revêtu du sceau/timbre de)

Certificado
(Certified/Attesté)

5. en: GUADALAJARA, JALISCO (at/à)

6. el día: 11 DE NOVIEMBRE DE 2022 (the/le)

7. por: JEFE DE CERTIFICACIONES (by/par)

8. No.: 16192/2022 (N°/sous n°)

PODER EJECUTIVO DEL ESTADO DE JALISCO
SECRETARÍA GENERAL DE GOBIERNO
ÁREA DE CERTIFICACIONES

9. Sello/timbre: (Seal/stamp/Sceau/timbre)

10. Firma: (Signature)
SERGIO ANTONIO NEGRETE DE ALBA
JEFE DE CERTIFICACIONES

Tipo de documento: CERTIFICACION DE FIRMA DE NOTARIOS
(Type of document/Type d'acte)

Nombre del titular: JUDSON WAYNE SMITH
(Name of holder of document/Nom du titulaire)

"La presente apostilla solo certifica la firma, la capacidad del signatario y el sello o el timbre que ostenta. La apostilla no certifica el contenido del documento para el cual se expidió.
"This apostille only certifies the signature, the capacity the signer and the seal or stamp it bears. It does not certify the content of the document for which it was issued.
"Cette apostille ne certifie que la signature, la qualité du signataire et du sceau ou timbre qu'elle porte. Apostilles ne pas certifier le contenu du document pour lequel il est délivré.

La autenticidad de esta apostilla y su firma electrónica puede ser verificada en The authenticity of the apostille and its electronic signature can be verified: L'authenticité de l'Apostille et sa signature électronique peut être verifiée:
http://validacion.jalisco.gob.mx
ID Firmado: 35097564-3DCA9