Karen Johnson Davidson County
Batch# 944389 DEEDWARR
11/23/2022 12:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20221123-0124080

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

07-NSH22-05131

Address of New Owner:	Send Tax Bills to:	Tax Information:
Samuel Ballesteros, Jr and Cheryl Ballesteros and Jacob Samuel Ballesteros 5208 Colleton Way Brentwood, TN 37027	Jacob Samuel Ballesteros 2705 Morena Street Nashville, TN 37208	092-06-0-125.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Holden, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Samuel Ballesteros, Jr and wife, Cheryl Ballesteros and Jacob Samuel Ballesteros, an unmarried man**, hereinafter called the Grantees, their successors 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. 348, Block 20 on the Map of the Subdivision of the Heffernan Place, of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Said Lot No. 348 fronts 50 feet on the Southerly side of Morena Street and extends back 205.4 feet on the Easterly line and 308.5 feet on the Westerly line to an alley, measuring 50.2 feet thereon.

Being the same property conveyed to Michael Holden, an unmarried man by Warranty Deed from Ebenezer Community Church of Nashville, Inc. now known as Ebenezer Community Church of Nashville, a Tennessee Corporation of record in Instrument No. 20120103-0000318 Register's Office for Davidson County, Tennessee, dated December 30, 2011 and recorded on January 03, 2012. (Value of consideration shown in aforementioned deed $102,500.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2705 Morena Street, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21st day of November, 2022

Michael Holden

Michael Holden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Holden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 21st day of November, 2022.

W. Brad Lehman

Notary Public

My Commission Expires: 9/21/2024

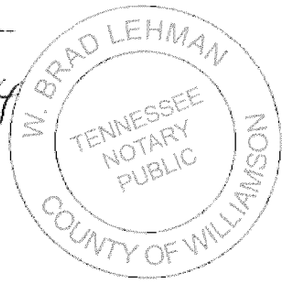


EXHIBIT "A" - LEGAL DESCRIPTION

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Being the same property conveyed to Samuel Ballesteros Jr. and wife Cheryl Ballesteros, and Jacob Samuel Ballesteros by deed from Michael Holden, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Phyllis Smith, 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 November, 21, 2022.

Custodian's Signature

11/21/22
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of November, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON