This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-19731-TC

Karen Johnson Davidson County
Batch# 947163 DEEDWARR
12/05/2022 07:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20221205-0126445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Chabeli Valdez
Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chabeli Valdez and Josefina Guerrero 3830 East Ridge Drive Nashville, TN 37211	SWBC Mortgage Corp. 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	148 10 0 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James Marsh, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Chabeli Valdez, an unmarried woman, and Josefina Guerrero, a married woman**, 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. 10 on the Plan of Murray Heights of record in Plat Book 2663, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 10 fronts 127.04 feet on the Easterly side of East Ridge Drive and runs back 256.17 feet on the Northerly line and 165.37 feet on the Southerly line to a dead line in the rear on which it measures 148.06 feet.

Being the same property conveyed to James Marsh, a single man, by Warranty Deed from Douglas Ray Payne, Executor of the Estate of Joyce Payne, of record in Instrument No. 20190816-0082396, in the Register's Office of Davidson County, Tennessee, dated August 09, 2019 and recorded on August 16, 2019.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **3830 East Ridge Drive, Nashville, TN 37211**.

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of December, 2022.

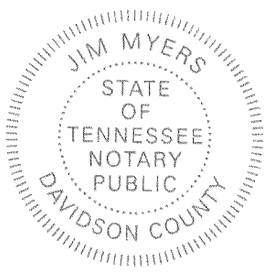
GRANTOR:

James Marsh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Marsh, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of December, 2022.



Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 December 2, 2022.

Tori Cole

Affiant Signature

Date: 12/2/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 2, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

