WARRANTY DEED

Karen Johnson Davidson County
Batch# 947171 DEEDWARR
12/05/2022 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20221205-0126458

File No. DH-22-3592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2022

Notary Public

MY COMMISSION EXPIRES: 05/23/2023 (AFFIX SEAL)

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

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
Galactic Infill LLC	Same as	
(NAME)	(NAME)	094-16-0-028-00
303 Gatewood Ave	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(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, **Anselmo Mora Sosa and Valerie Valero, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Galactic Infill LLC**, a Tennessee limited liability company, 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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Spence Circle, Section Two, of record in Plat Book 1835, Page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anselmo Mora Sosa and Valerie Valero, husband and wife, by Warranty Deed from Linda Williamson, unmarried, of record in Instrument No. 20190501-0040263, Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on May 01, 2019.

This is property more commonly known as 1518 Marwood Lane, Nashville, TN 37210.

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 2nd day of December, 2022.

Anselmo Mora Sosa

Valerie Valero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2022, before me personally appeared Anselmo Mora Sosa and Valerie Valero, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of December, 2022.

Notary Signature
My commission expires: 05/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **December 2, 2022**.

Date

Affiant Signature

December 2, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **December**, 20**22**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

