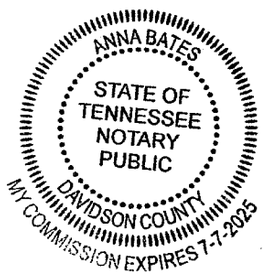
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $262,500.00.

Affiant

Subscribed and sworn to me on 12/02/22.

NOTARY PUBLIC

My Commission Expires: 7-7-2025

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 949154 DEEDWARR
12/08/2022 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $971.25
20221208-0127761

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Yazmine Delarosa Armandina Santana 717 McPherson Dr. Nashville, TN 37221	Yazmine Delarosa Armandina Santana 717 McPherson Dr Nashville, TN 37221	142 14 0C 022.00CO

FOR AND IN CONSIDERATION of Ten **($10.00) Dollars, cash in hand paid by the** hereinafter named Grantees, and other good and valuable **considerations, the receipt and sufficiency of which** are hereby acknowledged, Elberta Express, Inc., a **Tennessee corporation, hereinafter called "GRANTOR,"** has bargained and sold, and by these presents d**oes transfer and convey unto Yazmine Delarosa, a** married woman and Armandina Santana, a married wom**an, hereinafter called "GRANTEES," their succ**essors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit Number 8A, on the plan of MCPHERSON PLACE TOWNHOMES, as shown on the Collective Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
>
> Being part of the same property conveyed to Elberta Express, Inc., a Tennessee corporation, by Warranty Deed from David Childers, married James Thorpe, married, dated November 22, 2021 and recorded December 3, 2021, of record in Instrument No. 20211203-0160394, Register's Office for Davidson County, Tennessee. See also CORRECTED CERTIFICATE OF ACKNOWLEDGMENT of record in Instrument No. 20220817-0093170, Register's Office for Davidson County, Tennessee.
>
> This is Improved property, known as 717 McPherson Dr., Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they are lawfully seized 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; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 12/02/22.

Elberta Express, Inc.

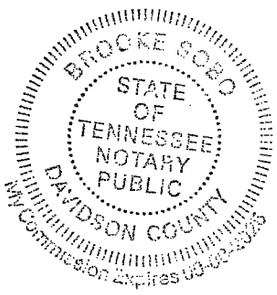
By: _____
Brenda Lewis
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Brenda Lewis, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be an Authorized Representative of ELBERTA EXPRESS, INC., the within named bargainor, and that she as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing for ELBERTA EXPRESS, INC. by herself as Authorized Representative.

_____
NOTARY PUBLIC

My Commission Expires: 9/8/25



Tennessee Certification of Electronic Document

I, Shawn Stevens do hereby **make oath that I am a licensed attorney and**/or the custodian of the original version of the electron**ic document tendered for registration herewi**th and that this electronic document is a true and exact copy of **the original document executed and authentic**ated according to law on 12/2/22 (date of do**cument).**

Affiant Signature

12/7/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th of December, 2022.

(SEAL)

Notary's Signature
My Commission Expires:

