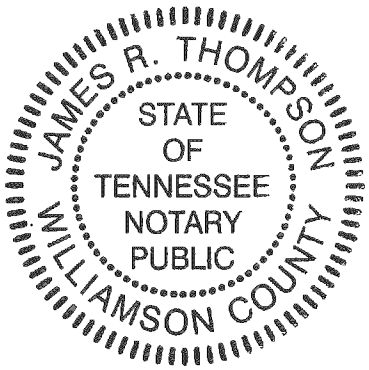
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$460,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 15TH DAY OF DECEMBER, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-18-25

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 22241 - RS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Oscar Torres 1713 26th Avenue North Nashville, TN 37208	First American Mortgage Solutions Mail Stop: 142-C 1795 International Way Idaho Falls, ID 83402	081 10 0 028.00

For and in consideration of the sum of Four Hundred Sixty Thousand And 0/100 ($460,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

JOSEPH EDWARD CHURCH AND KATHERINE ROSE CHURCH, HUSBAND AND WIFE AND STEN MORGAN, A MARRIED MAN, AS TO 1% UNDIVIDED INTEREST

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

OSCAR TORRES, MARRIED MAN

, hereinafter called the Grantees, his/her/their 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 Lot No. 1 on the Plan of Cumberland Gardens, Section Six, of record in Plat Book 3106, Page 117, 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. 1 fronts 56 feet on the Westerly side of 26th Avenue North and runs back between lines 110 feet on the Northerly side and 110.8 feet on the Southerly side to the rear which measures 42 feet.

Being the same property conveyed to Joseph Edward Church and Katherine Rose Church, husband and wife, as to a 99% undivided interest and Sten Morgan, married, as to 1% undivided interest, tenants in common, by Quitclaim Deed from Joseph Edward Church and Katherine Rose Church, husband and wife, dated January 10, 2022, recorded February 03, 2022, in Instrument No. 20220203-0012855, in the Register's office of Davidson County, Tennessee; ALSO, being the same property conveyed to Joseph Edward Church and Katherine Rose Church, husband and wife, by Warranty Deed from Sten Morgan and Taylor Morgan, husband and wife, dated May 04, 2021, recorded May 10, 2021, in Instrument No. 20210510-0062065, in the Register's office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 952236 DEEDWARR
12/15/2022 03:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20221215-0130129

202212150130129

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 1713 26th Avenue North, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR JOSEPH EDWARD CHURCH AND KATHERINE ROSE CHURCH, HUSBAND AND WIFE AND STEN MORGAN, A MARRIED MAN, AS TO 1% UNDIVIDED INTEREST to OSCAR TORRES, A MARRIED MAN FOR THE TRANSFER OF PROPERTY LOCATED AT 1713 26TH AVENUE NORTH, NASHVILLE, TN 37208.]

Witness our/my hand on the 15th day of December, 2022.

Joseph Edward Church

Katherine Rose Church

Sten Morgan

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~DAVIDSON~~ Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Edward Church and Katherine Rose Church, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~15th~~ 13th day of December, 2022.

WILLARD AUGUSTUS KINGSBURY III
Notary Public - Arizona
Maricopa County
Commission # 584945
My Comm. Expires Jul 25, 2024

Notary Public
My Commission Expires: July 25, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sten Morgan with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2022.

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 9/30/24

Certificate of Authenticity

I, Nick Harris, 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 15, 2022**.

Affiant Signature

12/15/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **15th** day of **December**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23
Date

