WARRANTY DEED

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,000.00.

Affiant

Subscribed and sworn to me on December 19, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/2025

Karen Johnson Davidson County
Batch# 953428 DEEDWARR
12/20/2022 11:11:55 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20221220-0131345

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #36170

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Humberto Nuzez 210 Old Brick Church Pike Goodlettsville, TN 37072	SAME AS NEW OWNER	018-16-093

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, Cody O'Quinn, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Humberto Nuzez, an unmarried person, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Avril Warmack's Subdivision at Goodlettsville, not of record, described according to a survey made August 28, 1947, by John M. Sullivan, County Surveyor, as follows:

Beginning on the northerly margin of McClure Street, 252.9 feet, more or less, east of the easterly margin of Baker Street, being the corner of Lots Nos. 4 and 5; thence with the line between said two lots, North 16 degrees 39 minutes West 197.8 feet; thence North 80 degrees 07 minutes East 50 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, South 16 degrees 36 minutes East 197.9 feet to the northerly margin of McClure Street; thence with said Street, westwardly 50 feet to the beginning.

Being the same property conveyed to Cody O'Quinn, a single man, by Warranty Deed from Tony L. Spain, a single man, of record as Instrument No. 20121120-0107142 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

   This property is also known as improved property located at 207 Old Brick Church Pike, Goodlettsville, TN 37072.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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(s) this 19th day of December 2022.

Cody O'Quinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 19, 2022, before me personally appeared Cody O'Quinn to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on December 19, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/2025

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2025