Karen Johnson Davidson County
Batch# 984443 DEEDWARR
03/24/2023 11:20:30 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20230324-0021518

6402

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2023.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 4, 2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nestor Andres Loyola	CADENCE BANK	105 16 0B 209.00
(NAME)	(NAME)	
2197 Nolensville Pike #209	5217 MARYLAND WAY	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	BRENTWOOD, TN 37027	
(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, John A. Craven, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nestor Andres Loyola, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium Apartment in Davidson County, Tennessee, being Unit No. 209, Building No. B1, as specified on the Plat shown in the declaration of Covenants, conditions and restrictions, on plat plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under title 66, Section 27-101, et seq., as amended, Tennessee code Annotated, and as established by the Declaration of Covenants conditions and restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration of Covenants, condominium Development, for Placement of Units, as shown on Exhibit "D" to the Declaration of record under Instrument No. 20140903-0080570, said Register's office, for a more complete identification and description and description of such Unit.

Being the same property conveyed to John A Craven, an unmarried man, as by Warranty Deed from Park at Melrose heights, LLC, a Tennessee Limited liability Company, as, dated 09/26/2014 and recorded 09/30/2014 in Instrument Number 20140930-0090050, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Coleman R. Dixon executes this Instrument as Attorney in Fact on behalf of John A. Craven, an unmarried man, pursuant to the Power of Attorney recorded in Instrument No. 20230315-0018737 Register's Office for Davidson County, Tennessee.

This is Improved property, known as 2197 Nolensville Pike, #209 (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37211 (Postal Zip)

202303240021518

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, successors 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, 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 this 24th day of March, 2023.

John A. Craven by

Coleman R. Dixon, Attorney-In-Fact

John A. Craven
by Coleman R. Dixon, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named John A. Craven, being authorized to act on behalf of said person, he executed the foregoing instrument as **his** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of March, 2023.

Notary Public

My Commission Expires: March 9, 2027

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 24th day of March, 2023.

Ernest D. Bennett, III, Affiant — 03/24/2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 24th day of March, 2023.

Commission Expires: Sept. 2, 2024

Notary Public

ANTHONY N. GRECO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024