Karen Johnson Davidson County
Batch# 984830 DEEDWARR
03/27/2023 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,746.40
20230327-0022156

WARRANTY DEED

Karen Johnson Davidson County
Batch# 984830 DEEDWARR
03/27/2023 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,746.40
20230327-0022156

File No.: RES-23-1723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abdiel Mireles and Rosa Manzo	New Owner	081 02 0J 001.00 CO
(NAME)	(NAME)	
1723A Nubell Street Nashville, TN 37208		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **LAUREN E. WEIBERT, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ABDIEL MIRELES AND ROSA MANZO, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1723A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1723 Nubell Street, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160404-0032105, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lauren E. Weibert, unmarried woman, from RK Urban Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated June 21, 2017, recorded June 28, 2017, in Instrument No. 20170628-0064934, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1723A Nubell Street, Nashville, TN 37208
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 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 23rd day of March, 2023.

Lauren E. Weibert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of March, 2023, before me personally appeared Lauren E. Weibert, 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 23rd day of March, 2023.

Notary Signature
My commission expires: 3/6/24



Certificate of Authenticity

I, Joshua A. Terry, 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 3/23/2023.

Affiant Signature

3/27/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/27/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON