Box 14

Karen Johnson Davidson County
Batch# 987486 DEEDWARR
04/03/2023 10 01 23 AM 2 pgs
Fees $13 00 Taxes $1,017 50

20230403-0023789

Name and Address of New Owner
Jonathan Galiotto and Jennifer Galiotto
103 Valeria Street
Nashville, TN 37210

Send Tax Bills To:
Jonathan Galiotto and Jennifer Galiotto
9311 San Pedro #100
San Antonio, TX 78216

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 119-02-0-216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Maria A. Moreira**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jennifer K. Galiotto, and Jonathan R. Galiotto, wife and husband** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 90 and the westerly 25 feet of Lot No 91 on the Map of the Subdivision of Lots Nos. 7, 8, 9, 10 and parts of Lots No. 6, 11, 12 and 13 Cumberland Nurseries, as of record in Book 332, page 36, Register's Office for said County.

Said part of said Lots No. 90 and 91 front together 50 feet on the southerly side of Valeria Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Maria A Moreira, by Warranty Deed dated May 20, 2005 from Marshall Capital Investments, LLC, a corporation, recorded June 7, 2005 in Instrument No. 20050607-0064770 in the Register's Office

In the prior Warranty Deed, Marshall Capital Investments, LLC, was inadvertantly referred to as a Corporation This serves as correction that Marshall Capital Investments, LLC is a Limited Liability Corporation and not a Corporation.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of March, 2023.

Maria A Moreira (SEAL)
Maria A Moreira

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2023, before me personally appeared Maria A. Moreira, 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 31st day of March, 2023.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of March, 2023

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires: 10/23/2023
File No. 2023-5851-MA