BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 988063 DEEDWARR
04/04/2023 10 17 55 AM 3 pgs
Fees $18 00 Taxes $2,127 50
20230404-0024361

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $575,000.00

Affiant

Subscribed and sworn to before me This 31 day of Mar, 2023

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 10/2/23

My Commission Expires:

Address New Owner as:	Tax Bill To:	Map / Parcel
Tomas Blaya 860 Clematis Drive Nashville, TN 37205	NEW OWNER	102 14 0 047.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

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 sufficiency of all of which are hereby acknowledged, **Affordable Closing and Escrow Services, Inc., a Tennessee Corporation** (the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **Tomas Blaya, a single man** (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly describes as follows:

Land in Davidson County, Tennessee, being Lot No. 2. on the Plan of the Addition to Crestmeade, Section Two as of record in Book 3500, Page 64, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Clematis Drive at the corner of Lot Nos. 1 and 2; thence with the line between said two lots, 279.07 feet; thence South 47 degrees, 23 minutes East 16.1 feet to concrete monument; thence South 41

degrees, 06 minutes East 126.0 feet to a concrete monument; thence South 23 degrees, 18 minutes West 209.56 feet to a concrete monument; thence with the northerly margin of said Clematis Drive 70.80 feet to a concrete monument, continuing 25 feet to the point of beginning. Said lot fronts 95.80 feet on the northerly margin of said Drive, more or less.

Being the same property conveyed to Affordable Closing and Escrow Services, Inc., a Tennessee Corporation, by Warranty Deed from Betty G. Henley, Trustee, Survivor's Trust TUA dated August 5, 2006, of record in Instrument No. 20220912-0101663, said Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 860 Clematis Drive, Nashville, Tennessee 37205.

This Conveyance is subject to the following:

1. Taxes for 2023 and subsequent years.
2. Subject to all matters as disclosed on Plat Book 3500, Page 64, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against lawful claims of all persons whomsoever.

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

Grantor: Affordable Closing and Escrow Services, Inc.

Trent Notestine, as Vice President

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Trent Notestine, Vice President of Affordable Closing and Escrow Services, Inc.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Vice President of Affordable Closing and Escrow Services, Inc.**, and as such **Client Title** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Affordable Closing and Escrow Services, Inc.,** the within named bargainor, and that he as such **Vice President,** executed the foregoing instrument for the purpose therein contained, by signing the name **Trent Notestine, as Vice President.**

WITNESS my hand and official seal at Nashville, Tennessee, this 31st **day of** March **2023.**

Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026