Name and Address of New Owner:
Armando Fregoso
2110 Nashboro Blvd
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 989855 DEEDWARR
04/10/2023 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20230410-0025700

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 135-12-0-B-027.00

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, **George Wesley Thomas, Jr. and wife, Jessica Suzanne Thomas**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Armando Santos Fregoso, Jr., unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 27 on a plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7 of record in Book 11700, page 49 and 50, which amends the plat of record in Book 4660, page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George Wesley Thomas, Jr. and wife, Jessica Suzanne Thomas, by deed dated April 8, 2005 of record in Deed Instrument/Case No. 20050413-0041299, in the County Clerk's Office.

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2110 Nashboro Blvd, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 30 day of March, 2023.

_____ (SEAL)
George Wesley Thomas, Jr.

_____ (SEAL)
Jessica Suzanne Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of March, 2023, before me personally appeared George Wesley Thomas, Jr. and Jessica Suzanne Thomas, 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 30 day of March, 2023.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11/3/2025

AFFIDAVIT OF VALUE

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 $292,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires: 11/2/26

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 3/30/2023 (date of document).

Affiant Signature

3/30/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

