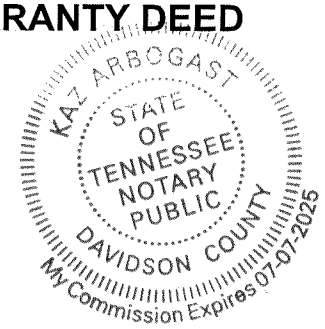
WARRANTY DEED



File #23-PA-1505-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 991766 DEEDWARR
04/13/2023 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230413-0027174

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tait Wilson	**Cadence Bank ISAOA/ATIMA**	
(NAME)	(NAME)	
1505 62nd Avenue North	**5217 Maryland Way**	**091 02 2G 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ALYSSA CERVANTES, A SINGLE PERSON, AND ADRIAN CERVANTES, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAIT WILSON, A SINGLE MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. B of 6200 California Avenue Townhomes, a Horizontal property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6200 California Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20170127-0009048, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Alyssa Costanzo and Adrian Cervantes, wife and husband, by Warranty Deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181003-0098095, in the Register's Office of Davidson County, Tennessee, dated October 1, 2018 and recorded on October 3, 2018. The said Alyssa Costanzo (now known as Alyssa Cervantes) and Adrian Cervantes having since divorced as of record in Docket No. 22D-742, in the Fourth Circuit Court of Davidson County, Tennessee.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park Subdivision, as recorded in Plat Book 161, Page(s) 75.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170127-0009048.

*Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 4655, Page 16 and Book 4655, Page 26.

*Easement recorded in Book 2443, Page 330.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1505 62nd Avenue North, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 12th day of April, 2023.

Alyssa Cervantes

Adrian Cervantes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2023, before me personally appeared Alyssa Cervantes, 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 12th day of April, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2023, before me personally appeared Adrian Cervantes, 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 12th day of April, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 14th 12th day of April, 2023.

Affiant Signature
Date 04/14/2023 12

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th 12th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025