Karen Johnson Davidson County
Batch# 992867 DEEDWARR
04/17/2023 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230417-0028026

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63061
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas Glenn Ayers Heather P. Ayers 708 Trace Glen Court Nashville, TN 37221	American Neighborhood Mortgage Acceptance Company, LLC ISAOA/ATIMA 700 East Gate Dr., Suite 400 Mt. Laural, NJ 08054

TAX MAP PARCEL NUMBERS: 155160A28600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eduardo Hernan Pizarro and Kristina Patricia Pizarro, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Glenn Ayers and Heather P. Ayers, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, page 827, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Eduardo Hernan Pizarro, a married man and wife, Kristina Patricia Pizarro, by Warranty Deed from Lensie Scott Burleyson, unmarried, dated August 3, 2015 and recorded on August 11, 2015, of record Instrument No. 20150811-0080194, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, page 827, said Register's Office, which Plan shows a 30 foot minimum building setback line from Trace Glen Court, together with a designated building envelope and easements for public utility and drainage purposes, to which said Plan reference is made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9236, page 504, Book 9435, page 493, Book 9668, page 899, Book 9677, page 675, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Articles of Incorporation for Traceside of record in Book 9668, page 894, said Register's Office.

This is improved property, known as 708 Trace Glen Court, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of April, 2023.

Eduardo Hernan Pizarro

Kristina Patricia Pizarro

State of Tennessee

County of Davidson

On this 17th day of April, 2023, before me the undersigned authority, personally appeared Eduardo Hernan Pizarro and Kristina Patricia Pizarro, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $750,000.00.

Affiant

Sworn and subscribed before me this 17th day of April, 2023.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

CERTIFICATE OF AUTHENTICITY

I, Christy W. Ivey, do hereby attest and affirm that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Ivey Title, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public for said State and County, Christy W. Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

