This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20644-MC

Karen Johnson Davidson County
Batch# 1002352 DEEDWARR
05/11/2023 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20230511-0035243

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $277,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2023.

Notary Public
My Commission Expires: 11-17-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniela Marisol Melgar Melgar 3239 Panorama Drive Nashville, TN 37218	New Owner	080 08 0 073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Keshon D. Carter, an unmarried person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Daniela Marisol Melgar Melgar** unmarried, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 279 on the Plan of Section One, Bordeaux Gardens, of record in Book 3300, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keshon D. Carter, unmarried, by Warranty Deed from Tzunami Holdings, LLC of record in Instrument No. 20170426-0041059, in the Register's Office for Davidson County, Tennessee, dated April 19, 2017 and recorded on April 26, 2017.

This is ☒ improved or ☐ unimproved property located at: **3239 Panorama Drive, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2023.

GRANTOR:

Keshon D. Carter

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keshon D. Carter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of May, 2023.

Notary Public
My Commission expires: 09-29-2025

GEORGE B. LAFLEUR
Notary Public, State of Texas
Comm. Expires 09-29-2025
Notary ID 124687035

202305110035243

Certificate of Authenticity

I, Katie Smith, 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

5/8/23.

Date

Affiant Signature

5/8/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 8 day of May, 2023.

Notary's Signature

My Commission Expires: 11-17-24

Date

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY