23731
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 1010554 DEEDWARR
06/02/2023 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,422.65
20230602-0041910

WARRANTY DEED

Address New Owner(s):
Victor Salazar & Natalie Pope
3233 Cloverwood Drive
Nashville, TN 37214

Send Tax Bills to:
213 Sidesaddle Cir.
Scotts Valley, CA 95066

Map/Parcel: 09612002400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jace M. Davis and Kaitlyn D. Davis, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey all of my/our interest unto **Victor Salazar and Natalie Pope, husband and wife**, hereinafter called the Grantees, their 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. 25 on the plan of Section 1, Hickory Bend, of record in Book 3300, page 38 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 85 feet on the south side oif Cloverwood Drive and extends back 96 feet on the westerly line and 137.46 feet on the easterly line to a dead line in the rear on which it measures 94.6 feet.

BEING the same property conveyed to Jace M. Davis, unmarried and Kaitlyn D. Czerwinski, unmarried, by Warranty Deed dated May 30, 2014, and filed at Instrument No. 20140603-0047754, Register's Office for Davidson County, Tennessee. Further conveyed to Jace M. Davis and Kaitlyn D. Davis, husband and wife, by Quitclaim Deed dated March 7, 2017, and filed at Instrument No. 20170313-0024655 in the Register's Office for Davidson County, Tennessee, on March 13, 2017.

THIS conveyance is subject to: Taxes for 2023 and subsequent years and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 3233 Cloverwood Drive, Nashville, TN 37214

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, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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) as on the date shown on the Notary forms.

Jace M. Davis

Kaitlyn D. Davis

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jace M. Davis and Kaitlyn D. Davis , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this the 1st day of June, 2023.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

My Commission Expires:
3/3/26

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $384,500.00

Affiant

Subscribed and sworn to before me this 1st day of June, 2023.

Notary Public

My Commission Expires:

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 June 1, 2023 (date of document).

Regina Sullo
Affiant Signature

June 2, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 2 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

