THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-04-487
Parcel ID: 176 06 0A 030.00

Karen Johnson Davidson County
Batch# 1016455 DEEDWARR
06/20/2023 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230620-0046376

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Roman Transito Sixtos<br>7337 Brady Lane<br>Nashville, TN 37013 | New Owner | Map/Parcel<br>176 06 0A 030.00CO |

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brittany Lynn Polk and Christopher Polk, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Roman Transito Sixtos, sole ownership,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 7337 Brady Lane, Nashville, TN 37013 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being all Lot No. 30 on the Plan of Heritage Landing - Phase 1 of record in Instrument Number 20200422-0042094, a revision of Instrument Number 20200122-0007826, 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 Brittany Lynn Polk and Christopher Polk, wife and husband, by Special Warranty Deed from D.R. Horton, Inc., a Delaware Corporation, of record in Instrument No. 20210318-0035684, in the Register's Office of Davidson County, Tennessee, dated March 17, 2021, and recorded on March 18, 2021.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor,** hereunto set by hands and seals this 16th day of June, 2023.

BPOLK
Brittany Polk

C. Polk
Christopher Polk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2023, before me personally appeared Brittany Polk and Christopher Polk, 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 16th day of June, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

**AFFIDAVIT OF VALUE**

STATE OF )
COUNTY OF )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of June, 2023.

Notary Public
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 6/15/23 (date of document).

Affiant Signature

6/15/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

