This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1021828 DEEDWARR
07/03/2023 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $854.70
20230703-0050499

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $231,000.00

Affiant Signature

Subscribed and sworn to before me on this the 30 Day of June, 2023.

Notary Public

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires 11 / 06 / 24

NAME AND ADDRESS OF PROPERTY OWNER:
Danielle Duke
500 Paragon Mills Rd Unit B-4
Nashville, TN 37211

SEND TAX BILLS TO:
Danielle Duke
500 Paragon Mills Rd Unit B-4
Nashville, TN 37211

MAP AND PARCEL NUMBER: 133110A01000CO

WARRANTY DEED
23NT00552

Effective the 30 Day of June, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ramiro Deleon and wife, Eusebia Josefin Becerra Deleon
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Danielle Duke, a single woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit: A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-4 on the plan of Canterbury Hall Condominium Apartments, of record in Plat Book 5200, Page 159, Register's Office for said county, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being part of the same property as conveyed to Ramiro Deleon and wife, Eusebia Josefin Becerra Deleon by Quitclaim Deed from Ramiro Deleon dated 12/30/2008 recorded 12/31/2008 in Document Number 20081231-0123725, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ramiro Deleon by Cash Deed for Tennessee from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C. recorded on October 17, 2005 in Instrument No. 20051017-0124918, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 500 Paragon Mills Rd B4, Nashville, TN 37211

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 30 day of JUNE, 2023

Ramiro Deleon
State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ramiro Deleon,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of JUNE, 2023.

Notary Public

My Commission expires: 1/25/26.

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Witness our hands this the 30 day of JUNE, 2023

Eusebia Josefin Becerra Deleon
State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Eusebia Josefin Becerra Deleon**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of JUNE, 2023.

Notary Public

My Commission expires: 1/25/26.

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Tennessee Certification of Electronic Document

I, Britney Garner 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 6/30/23 (date of document).

Affiant Signature

6/30/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th of June, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025