Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-932

STATE OF TENNESSEE
COUNTY OF Davidson

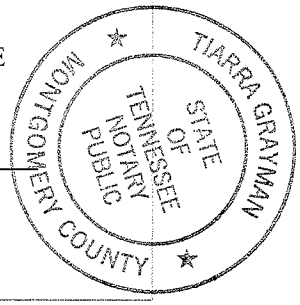
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of June, 2023

Notary Public

Commission Expires: 10/10/2024



Karen Johnson Davidson County
Batch# 1025814 DEEDWARR
07/13/2023 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20230713-0053708

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicolas Morales-Erue and Claudia Patricia Guevara Pulido 55 Glenrose Avenue Nashville, TN 37210	The Federal Savings Bank 300 North Elizabeth Street Suite 3E Chicago, IL 60607	119-02-0-243.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lucas Holcomb, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicolas Morales-Erue and Claudia Patricia Guevara Pulido, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 170 on the Plan of Sterling Heights, Section 5, as of record in Book 1835, page 37, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Sharon June Marks, Cheri Dillon, Eddie Marks, Tannah Marks, Arnold J. Marks, II, and Victoria Cortes dated December 7, 2021 and filed of record in instrument number 20211210-0163790 Register's Office for Davidson County, Tennessee, on December 10, 2021.

Being the same property conveyed to Lucas Holcomb by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20211221-0168510 Register's Office for Davidson County, Tennessee, dated December 7, 2021 and recorded on December 21, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 55 Glenrose Avenue, Nashville, TN 37210

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 so 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. 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.

Dated this the 13th day of June, 2023.

Lucas Holcomb

STATE OF ~~TENNESSEE~~ NewYork
COUNTY OF ~~DAVIDSON~~ Ontario

On this 13th day of June, 2023, before me personally appeared Lucas Holcomb, 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 13th day of June, 2023.

Notary Signature
My commission expires: 2/4/2027

PETER FOUNTAIN
Notary Public, State of New York
No. 01FO6386962
Qualified in Monroe County
Commission Expires 02/04/2027

Certificate of Authenticity

I, Joshua A. Terry, 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 6/13/23.

Affiant Signature – Joshua A. Terry

7/12/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/12/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON