Karen Johnson Davidson County
Batch# 1033991 DEEDWARR
08/03/2023 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,102.53
20230803-0059954

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $568,250.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of July, 2023.

(Affix Seal) Notary Public

My Commission Expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

2023-06-1044

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kassandra Solsrud Carter and Maximilian Hamilton Carter 1730 16th Avenue North Nashville, TN 37208	REGIONS MORTGAGE 2050 PARKWAY OFFICE CIR BIRMINGHAM, AL 35244	Map/Parcel 081-11-0-319.00

For and in consideration of the sum of TEN DOLLARS; cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eduardo Plaza Javier, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Kassandra Solsrud Carter and Maximilian Hamilton Carter, wife and husband, and Maria Elena Garcia, an unmarried woman**, hereinafter called the GRANTEES, their heirs and assigns, that 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. 1 on the Plan of Resubdivision Lot 293, McGavock & Wetmore's Addition of record in Plat Book 6050, Page 379, 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 Eduardo Plaza Javier by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210726-0099689 Register's Office for Davidson County, Tennessee, dated July 16, 2021 and recorded on July 26, 2021.

The subject property was never the principal residence of the Grantor or his spouse.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1730 16th Avenue North, Nashville, TN 37208.

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns.

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.

Effective the 17TH day of July, 2023:

Eduardo Plaza Javier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of July, 2023, before me personally appeared Eduardo Plaza Javier, 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 17th day of July, 2023.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 August 2, 2023 (date of document).

Affiant Signature

August 2, 2023

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023