Karen Johnson Davidson County
Batch# 1035585 DEEDWARR
08/07/2023 02.58 57 PM 2 pgs
Fees $13 00 Taxes $1,998.00

20230807-0061112

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $540,000 00

Affiant

Subscribed and sworn to before me, this 4th day of August, 2023.

Notary Public
My commission expires 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-SC-23-5117

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows.	Send Tax Bills To. (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Cherokee of Huntsville Limited Partnership, an Alabama limited partnership	Same as new owner	**16107009500**
1010 Racquet Club Dr. Ste 103		
Auburn, CA 95603		

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 ACKNOWLEDGE, WE,

Ana Silveira, married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cherokee of Huntsville Limited Partnership, an Alabama limited partnership

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:

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of McMurray Woods Addition, Section I, of record in Book 4675, Page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Ana Silveira, by Warranty Deed from Mulugeta Woldeyohannes and Tigist Fekadem unmarried, as joint tenants with rights of survivorship, dated June 29, 2018, of record in Instrument No. 20180702-0064141, in the Register's Office for Davidson County, Tennessee. Paulo Silveira hereby signs to convey any interest he may have, martial or otherwise as the spouse of Ana Silveira.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee

This is improved (__X__) unimproved (_____) property known as 5117 Amalie Dr, 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; and we do 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 in 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.

_____ Date: 8/4/23
Ana Silveira

_____ Date: 8/4/23
Paulo Silveira

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ana Silveira and Paula Silveira, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August 2023, _____

MARK B LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25