Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1039303 DEEDWARR
08/17/2023 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20230817-0064054

39-B
File #23-1199

WARRANTY DEED

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, the undersigned **Ela Melo formerly known as Samuel Melo, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **ASHER PAXTON, AN UNMARRIED MAN, AND ANNA CLARKE HARRISON, AN UNMARRIED WOMAN, AND SETH J MASSA, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land situated in Davidson County, Tennessee, being Unit 1628B, as established in the Declaration of Covenants, Conditions and Restrictions for Hengard Properties, a Horizontal Property Regime with Private Elements of record in Inst. No. 20150121-0005715, as corrected in Scrivener's Affidavit of record in Inst. No. 20160322-0026919, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Samuel Melo, a single man by deed from Andrew M. Waterman and Lauren Price, husband and wife, dated June 27, 2019, of record in Instrument No. 20190625-0061634, Registers Office for Davidson County, Tennessee. Samuel Melo is now legally known as Ela Melo of record in File No. 22-0342-IV in the Chancery Court for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1630 Lethia Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Asher Paxton **Anna Clarke Harrison** **Seth J Massa** **1630 Lethia Avenue** **Nashville, TN 37206**	First Vision Bank 372 W. Northfield Blvd. Murfreesboro, TN 37129	**073-13-0B-002.00**

WITNESS THE EXECUTION HEREOF this 11th day of August, 2023.

Ela Melo by Dan Goscombe, Attorney in Fact
Ela Melo by Dan Goscombe, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 11th day of August, 2023, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Dan Goscombe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ela Melo, acknowledged that such person executed the same as the free act and deed of Ela Melo.

Notary Public

My Commission Expires: 5/3/26

ANGELA M. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 710,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of August, 2023.

Brenda Lewis
Notary Public

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on 8/14/23.

John Cobb Rochford

8/14/23

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 8/14/23.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025