This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd, PO Box 17116
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1048812 **DEEDWARR**
09/12/2023 10 34 08 AM 3 pgs
Fees $18 00 Taxes $1,331 63

20230912-0071504

ADDRESS NEW OWNER:
Barbara Vasallo
3069 Reelfoot Dr.
Nashville, TN 37214

SEND TAX BILL TO: MORTGAGEE:
Movement Mortgage LLC
8024 Calvin Hall Road
Indian Land, SC 29707

MAP 108 08 0 258.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Leanne Beltran and Luis Ricardo Beltran,** wife and husband, hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Barbara Vasallo**, a single woman, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 32, Section Three, Reelfoot, as shown on plat of record in Plat Book 6250, page 167 and 168, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Jennifer Leanne Beltran and Luis Ricardo Beltran, husband and wife, by Deed dated May 23, 2011 from Michael Reed, unmarried, of record in Instrument No. 20110527-0040708, Register's Office for Davidson County, Tennessee.

This is improved property known as 3069 Reelfoot Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-23-3069

Subject to Covenants , Conditions and Restrictions contained in an instrument of record in Book 6612, page 610, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, dedications, conditions, reservations, easements and other matters of record in Plat Book 6250, page 167 and 168, said Register's Office.
Subject to an easement for right of way, set forth in an instrument of record in Book 9369, page 684, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 8th day of September, 2023.

Jennifer Leanne Beltran

Luis Ricardo Beltran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jennifer Leanne Beltran and Luis Ricardo Beltran,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of September, 2023.

NOTARY PUBLIC
My Commission Expires:

TONI GERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $359,900.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of September, 2023.

NOTARY PUBLIC
My Commission Expires: 07/09/24

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