Karen Johnson Davidson County
Batch# 1050591 DEEDWARR
09/15/2023 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230915-0072528

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-3402

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of September, 2023

Notary Public

Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Favicchio and Nathan Yates 110 Dellway Drive Nashville, TN 37207	Ascend Federal Credit Union 520 Airpark Drive Tullahoma, TN 37388	060-15-0-065.00

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,

Santiago C. Montoya and Dora M. Montoya, husband and wife

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

Matthew Favicchio, a married man, and Nathan Yates, an unmarried man

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. 254 on the Final Plat of Joywood Heights, Section II of record in Plat Book 1130, Page (s) 92 and 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot no 254 fronts 60 feet on the Southerly side of Dellway Drive and runs back 181.8 feet on the Easterly line and 171 feet on the Westerly line, to a dead line, measuring 50.9 feet thereon.

Being the same property conveyed to Santiago C. Montoya and Dora M. Montoya, husband and wife by Warranty deed from Property Help, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160520-0050619 Register's Office for Davidson County, Tennessee, dated May 17, 2016 and recorded on May 20, 2016.

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: 110 Dellway Drive, Nashville, TN 37207.

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 12th day of September, 2023.

Santiago C. Montoya by Michelle Whittington, his Attorney-In-Fact

Santiago C. Montoya by Michelle Whittington, his Attorney-In-Fact

Dora M. Montoya by Michelle Whittington, her Attorney-In-Fact

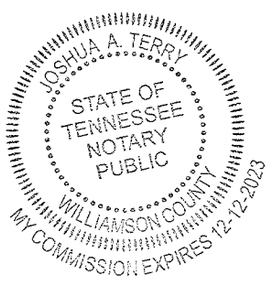
Dora M. Montoya by Michelle Whittington, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Michelle Whittington,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Santiago C. Montoya and Dora M. Montoya** and acknowledged that they executed the same as the free act and deed of the said **Santiago C. Montoya and Dora M. Montoya,** pursuant to the Specific Power of Attorney recorded in Instrument No. _____202309150072527_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 12th day of September, 2023.

Notary Signature
My commission expires:



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 9/12/23.

Affiant Signature – Joshua A. Terry

9/13/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/13/23.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON