Karen Johnson Davidson County
Batch# 1051255 DEEDWARR
09/18/2023 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,464.83
20230918-0073186

Name and Address of New Owner:
Ismael Ayala
1608 Western Shore Drive
Nashville, TN 37214

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-23-3501

Map & Parcel No: 108-16-0-105.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Casey L. Gower, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ismael Ayala, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 8 on the Plan of Final Subdivision Plat Section IV of Lakeview Hills of record in Plat Book 5200, Page 642, 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 Casey L. Gower by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20230301-0014560 Register's Office for Davidson County, Tennessee, dated February 28, 2023 and recorded on March 01, 2023.

Property commonly known as: 1608 Western Shore Drive, Nashville, TN 37214

This conveyance is subject to the following: 1) Property taxes for the year 2023, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of September, 2023.

_____(SEAL)
Casey L. Gower

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2023, before me personally appeared Casey L. Gower, 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 15th day of September, 2023.

_____
Notary Signature
My commission expires: 04/15/2025



AFFIDAVIT OF VALUE

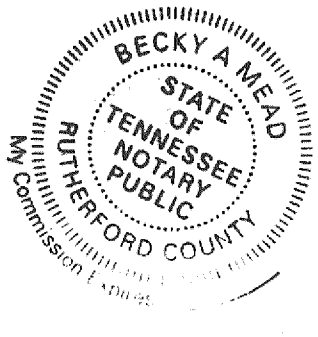
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of September, 2023.

Notary Signature
My commission expires: 04/19/2025



Tennessee Certification of Electronic Document

I, Becky A Mead, 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 September 15, 2023 (date of document).

Becky A Mead
Affiant Signature

September 15, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of September, 2023

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

