Karen Johnson Davidson County
Batch# 1057383 DEEDWARR
10/04/2023 11:11:30 AM 8 pgs
Fees: $43.00 Taxes: $1,646.50
20231004-0078051

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $445,000.00

Affiant

Subscribed and sworn to before me, this 27th day of September, 2023.

Notary Public
My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Walter Alfaro and Indira M. Calderon 700 Currey Road Nashville, TN 37217	New Owner	Tax Parcel ID No. 119-08-0-018-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Frank T. Gee, David Mark Gee, Marie J. Dosch, Rita G. Carini and Lita G. Minor** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter Alfaro Sorto and Indira M. Calderon Villatoro, husband and wife** (collectively "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Glencliff Estates, Section Two of record in Plat Book 1130, Page 77 and 78, 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 Nora M. Gee, an unmarried person by Warranty deed from George R. Storey and wife, Brenda Faye Storey of record in Book 9843, page 875, Register's Office for Davidson County, Tennessee, dated October 26, 1995 and recorded on October 31, 1995.

Nora Mark Gee died October 3, 2022, her estate being administered for Muniment of Title Only, through Davidson County Probate Court, Docket No. 22P035. Last Will and Testament of Nora Mark Gee recorded in Instrument No. 20230111-00002283 and Order to Admit Will to Probate for Muniment of Title recorded in Instrument No. 20230111-00002282, both in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank T. Gee, David M. Gee (David Mark Gee and David M. Gee are one and the same person), Marie J. Dosch (Marie J. Dosh and Marie J. Dosch are one and the same person). Rita G. Carini and Lita G. Minor by Quitclaim deed from David Mark Gee, as Personal Representative of the Estate of Nora Mark Gee of record in Instrument No. 20230111-0002284 Register's Office for Davidson County, Tennessee, dated January 5, 2023 and recorded on January 11, 2023.

David M. Gee to sign for Grantees mentioned above as referenced to the limited power of attorney of record in Instrument No. 20230519-0037742 said Register's office for Davidson County, Tennessee recorded May 19, 2023.

This is improved property commonly known as: 700 Currey Road, Nashville TN 37217

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHERE OF, Grantor has executed this instrument on this 27 day of September, 2023.

David M. Gee

David M. Gee

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **David M. Gee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of September 2023.

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public
My commission expires:

IN WITNESS WHERE OF, Grantor has executed this instrument on this 27 day of September, 2023.

Frank T Gee by David M. Gee Attorney in Fact

Frank T. Gee by David M. Gee as attorney in fact

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **David M. Gee** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Frank T. Gee**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of September 2023.

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public
My Commission Expires: _____

IN WITNESS WHERE OF, Grantor has executed this instrument on this 27 day of September, 2023.

Marie J Dosch by David M Gee Attorney in Fact

Marie J. Dosch by David M. Gee as attorney in fact

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **David M. Gee** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Marie J. Dosch**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of September 2023.

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public
My Commission Expires: _____

IN WITNESS WHERE OF, Grantor has executed this instrument on this 27 day of September, 2023.

Rita G Carini by David M Gee Attorney in Fact

Rita G. Carini by David M. Gee as attorney in fact

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **David M. Gee** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Rita G. Carini**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of September 2023.

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public
My Commission Expires: _____

IN WITNESS WHERE OF, Grantor has executed this instrument on this 27 day of September, 2023.

Lita G Minor by David M. Gee Attorney in Fact

Lita G. Minor by David M. Gee as attorney in fact

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **David M. Gee** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Lita G. Minor**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of September 2023.

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public
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 9/27/2023.

Affiant Signature – Joshua A. Terry

10/3/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/3/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27