This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21478-DJ

Karen Johnson Davidson County
Batch# 1068060 DEEDWARR
11/02/2023 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.23
20231102-0086031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $599,791.00.

Affiant

SARAH ALVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 1st day of November, 2023.

Notary Public
My Commission Expires: July 7, 2027

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Eddy D. Toledo Pappa and<br>Aura Marina Franco Perez<br>1105 Parklawn Drive<br>Nashville, TN 37211 | First National Bank of America<br>1265 Corona Pointe Court<br>301<br>Corona, CA 92879 | 173-14-0A-053.00CO |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Capitol Homes, Inc., a Tennessee corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eddy D. Toledo Pappa and Aura Marina Franco Perez, husband and wife**, hereinafter called the Grantee(s), his 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. 53 on the Plan of Phase Five, Delvin Downs of record in Instrument No. 20220713-0080416, 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 Capitol Homes, Inc., a Tennessee corporation, by deed from Blackstone Development, Inc., a Tennessee corporation, of record in Instrument No. 20230418-0028236, Register's Office for Davidson County, Tennessee, dated April 17, 2023 and recorded on April 18, 2023.

This is ☒ improved or ☐ unimproved property located at: **1105 Parklawn Drive, Nashville, TN 37211**

This conveyance is made subject to 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 Grantor paying their prorated share thereof to the Grantee 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** 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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 1st day of November, 2023.

GRANTOR:

Capitol Homes, Inc., a Tennessee corporation

By: _____
Larry J. Hasty, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry J. Hasty, Authorized Signor the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Authorized Signor of Capitol Homes, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of November, 2023.

_____
Notary Public
My Commission expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/7/2024



202311020086031

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/1/2023 (date of document).

Kirsten Virden

Affiant Signature

Date: 11/1/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of November, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

