This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Antioch, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4984

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $395,000.00

Affiant

Subscribed and sworn to before me, this 17 day of OCTOBER, 2023.

Notary Public
My commission expires: 11.3.2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Imanol Garfias Correa 536 Michele Drive Antioch, TN 37013	New Owner	162 11 0 005.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Morgan, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Imanol Garfias Correa, an unmarried man, and Ubaldo Garfias, a married man, joint tenants with full right of survivorship,** hereinafter called the Grantees, their successors 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. 80 on the Plan of Subdivision for Whittemore Valley, Section Three of record in Plat Book 6250, Page 550, 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 Michael Morgan, an unmarried man, by Warranty Deed from Adam Coats, a single man and Rebecca Booth, a single woman, tenants in common with rights of survivorship, of record in Instrument No. 20210816-0110268, in the Register's Office of Davidson County, Tennessee, dated August 12, 2021, and recorded on August 16, 2021.

This is improved property known as 536 Michele Drive, Antioch, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 1069155 DEEDWARR
11/07/2023 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20231107-0086879

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 17 day of OCTOBER, 2023

Michael Morgan By TC his Attorney In Fact

MICHAEL MORGAN, by TING CHANG, his attorney in fact

Acknowledgment

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TING CHANG, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the attorney-in-fact for MICHAEL MORGAN, and as such attorney-in-fact executed the within instrument for the purposes therein contained and had authority to so act.

Witness my hand and seal this 17 day of October, 2023.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10.17.23 (date of document).

Affiant Signature

10.17.23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

