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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 231146299** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $423,894.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of December, 2023.<br><br>Notary Public<br>My Commission Expires: 11·06·24 |

Karen Johnson Davidson County
Batch# 1096140 DEEDWARR
01/31/2024 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,568.41
20240131-0006659

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Luis Valencia<br>1015 Crowder Court<br>Nashville TN 37211 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>119 16 0 067.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Diaz and Kelly Lynn Diaz, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Luis Valencia, unmarried**, ("Grantees"), his 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. 14 on the Plan of Section Three, Battlewood, as of record in Plat Book 3300, Page 4, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul Diaz and wife, Kelly Lynn Diaz, by Warranty Deed from Layton James Adkins Jr., of record in Instrument No. 20150302-0018028, in the Register's Office of Davidson County, Tennessee, dated March 02, 2015 and recorded on March 02, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Battlewood, as recorded in Plat Book 3300, Page(s) 4.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3248, Page 212.

This is improved property located at 1015 Crowder Court Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 WHEREOF**, Grantor has executed this instrument on this 14th day of December, 2023.

Paul Diaz

Kelly Lynn Diaz

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Diaz and Kelly Lynn Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

**Tennessee Certification of Electronic Document**

I, Summer Boxton 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 12-14-23 (date of document).

Summer Boxton
Affiant Signature

1-30-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of January, 2024.

(SEAL)




Notary's Signature
My Commission Expires: 11-06-24