Karen Johnson Davidson County
Batch# 1115167 DEEDWARR
03/26/2024 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240326-0020899

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Alex Gutierrez and Christina Gutierrez 807 18th Avenue South # 103 Nashville, TN 37203	Alex Gutierrez and Christina Gutierrez 807 18th Avenue South # 103 Nashville, TN 37203	092 16 0C 103.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Judith Fisher Freed, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Alex Gutierrez and Christina Gutierrez, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 807 18th Avenue South # 103, Nashville, TN 37203 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 103, on the Horizontal Property Regime for 807 Eighteenth Avenue Condominiums, as recorded in the Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823 and Instrument No. 20050504-0050222 and Re-Recorded in Instrument No. 20060109-0003220, further amended by Instrument No. 20051123-0142078 and Instrument No. 20070509-0055940, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Parking Space #28 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and its not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to Judith Fisher Freed, an unmarried woman, by Warranty Deed from Jesse Carl Smith, V, unmarried, of record in Instrument No. 20230104-0000546, in the Register's Office of Davidson County, Tennessee, dated December 30, 2022 and recorded on January 04, 2023.

Being the same property conveyed to Jesse Carl Smith, V, an unmarried man, by Warranty Deed from Charles C. Warner, Jr., an unmarried man, of record in Instrument No. 20150617-0057828, in the Register's Office of Davidson County, Tennessee, dated June 12, 2015 and recorded on June 17, 2015. Also see Scrivener's Affidavit of record in Instrument No. 20170417-0036899, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns

forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 21st day of March, 2024.

Judith Fisher Freed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2024, before me personally appeared Judith Fisher Freed, 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 21st day of March, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of March, 2024

Notary Public
My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 3/21/24.

Affiant Signature – Joshua A. Terry

3/26/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/26/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27