Name and Address of New Owner:
Amy Dishong and Juan Guerrero
220 A Peachtree Street
Nashville, TN 37210

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1122101 DEEDWARR
04/12/2024 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,364.30
20240412-0026009

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 119010P00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **WIA Construction, Inc., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amy Dishong and Juan Guerrero**, a married couple "the Grantees," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 220 Peachtree, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220406-0040110, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Declaration reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to WIA Construction, Inc., a Tennessee Corporation by Warranty Deed from HomeOfCapital, LLC, a Tennessee Limited Liability Company dated June 30th 2023 and recorded June 30th 2023 of record in Instrument No. 20230630-0050366 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 220A Peachtree Street, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of April, 2024.

WIA Construction, Inc., a Tennessee Corporation

By: _____ PRESIDENT
Miguel Wences, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Miguel Wences, President of WIA Construction, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of WIA Construction, Inc., the within named bargainor, a Corporation, and that such Miguel Wences, President of WIA Construction, Inc. as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of April, 2024.

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

Notary Signature

My commission expires: 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $639,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of April, 2024.

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

Notary Signature
My commission expires: 11-3-25

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 4/10/24 (date of document).

Affiant Signature

4/11/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

