Name and Address of New Owner:
David John Diaz-Barriga and Caroline Elizabeth Diaz-Barriga

Send Tax Bills To:
David John Diaz-Barriga and Caroline Elizabeth Diaz-Barriga
805 Lischey Avenue, Nashville, TN 37207
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1126108 DEEDWARR
04/23/2024 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.26
20240423-0029193

Map & Parcel No: 082-07-393.00

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, **Justin Cutler, an unmarried individual**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David John Diaz-Barriga and Caroline Elizabeth Diaz-Barriga, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Being Lot No. 3 on the Plan of Miller's Addition of Edgefield as of record in Plat Book 57, Page 133, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the east side of Lischey Avenue, or North 4th Street, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Justin Cutler, an unmarried individual by Warranty Deed from Clarence Taylor, an unmarried individual, of record in Instrument No. 20120206-0010725 Register's Office for Davidson County, Tennessee, dated January 27, 2012 and recorded on February 06, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 18th day of April, 2024.

Justin Cutler by (SEAL)
Justin Cutler by Steven P. Disser, his Attorney-In-Fact his attorney in fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this the 18th day of April, 2024, before me personally appeared Steven P. Disser to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Justin Cutler, and acknowledged that he executed the same as the free act and deed of the said Justin Cutler.

Witness my hand and seal this 18th day of ~~April,~~ 2024.

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Notary Public
My commission expires 10/20/2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 **$379,800.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Holly Kay
(Affiant)

Sworn to and subscribed before me this
18th day of April, 2024.

Notary Public
My commission expires:_____

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

File No. GNT-24-3249

Certificate of Authenticity

I, Holly Ray, 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 04/18/2024.

Date

Holly Ray
Affiant Signature

04/18/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of April, 2024.

Notary's Signature

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)