Karen Johnson Davidson County
Batch# 1130760 DEEDWARR
05/03/2024 02:23:30 PM 4 pgs
Fees: $23.00 Taxes: $3,034.00
20240503-0032757

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37157-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Alberto Sosa Gaytan 9275 Exton Lane Brentwood, TN 37027	New Owner	13400011600

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Dale H. Nichols, Sr.** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Alberto Sosa Gaytan and Maria De Lourdes Lopez Mendez, husband and wife** (hereinafter collectively referred to as the "**Grantees**"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 31st Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, formerly the 5th and 7th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the present North margin of Antioch Pike, being the southeasterly corner of Parcel No. 114 owned by CubeSmart, L.P., of record in Instrument No. 20121127-0108589, Register's Office for said County; thence, North 38 degrees 45' 30" East 218.40 feet to a point; thence, South 46 degrees 05' 30" East 173.30 feet to a point; thence, South 37 degrees 58' West 214.60 feet to a point; thence, North 47 degrees 00' West 176.10 feet along the present North margin of Antioch Pike to the Point of Beginning, containing 0.866 acres.

Being the same property conveyed to Dale H. Nichols, Sr. by Warranty Deed dated October 13th, 1999 from D. H. Peppers, of record in Book 11719, page 766, Register's Office for Davidson County, Tennessee.

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 and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 2nd day of May, 2024.

Dale H. Nichols, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dale H. Nichols, Sr., the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 2nd day of May, 2024.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $820,000.00.

Affiant

Subscribed and sworn to before me this
2nd day of May, 2024.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2024 and subsequent years, not yet due and payable. Map and Parcel 13400011600. Current year taxes have been prorated between the parties at closing and assumed by the Grantees.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 May 2, 2024.

John T. Cook, Esq.
Date: May 3, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this May 3, 2024.

Notary Public
My commission expires: Sept 8th 2025

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY