Name and Address of New Owner:
Kaio Constantino and Eduardo Felipe Constantino
320 Welch Road
Apt O7
Nashville, TN 37211

Send Tax Bills To:
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1159061 DEEDWARR
07/17/2024 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $377.40
20240717-0053736

Map & Parcel No: 133-15-0A-093.00-CO

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, **TTC Enterprises LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eduardo Felipe Constantino, a married man, and Kaio Constantino, a single man, tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit O-7, of Pagoda Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium of record in Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Thomas Trevor Cowles, Jr, unmarried man, by Warranty Deed from Alan Yepez, married, of record in Instrument No. 20221109-0120136 Register's Office for Davidson County, Tennessee, dated November 07, 2022 and recorded on November 09, 2022.

Being the same property conveyed to TTC Enterprises LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Thomas Trevor Cowles, Jr., of record in Instrument No. 20221129-0125055 Register's Office for Davidson County, Tennessee, dated November 07, 2022 and recorded on November 29, 2022.

This is improved property commonly known as 320 Welch Road, Apt O7, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, 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.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 July, 2024.

TTC Enterprises LLC, a Tennessee Limited Liability Company

By: _____ sole Member
Trevor Cowles, Sole Member

State of Tennessee
County of Davidson

Before me, Melissa Shaffer of the state and county mentioned, personally appeared Trevor Cowles, Sole Member 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 the Sole Member of TTC Enterprises LLC, the within named bargainor, a Limited Liability Company, and that as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand, at office, this 10th day of July, 2024.

_____
Notary's Signature
My commission expires: 5-9-26

STATE OF TENNESSEE NOTARY PUBLIC MELISSA R SHAFFER COUNTY OF DAVIDSON

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 $102,000.00, 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
10th day of July, 2024.

_____
Notary Public
My commission expires: 5-9-26
File No. GNT-24-3438

STATE OF TENNESSEE NOTARY PUBLIC MELISSA R SHAFFER COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-10-24 .

Affiant Signature 7-10-24 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

