Warranty Deed

Karen Johnson Davidson County Batch # 1168415 DEEDWARR 08/13/2024 10:40:19 AM 3 pgs Fees: $18.00 Taxes: $925.00 20240813-0061083	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $250,000.00. Affiant Subscribed and sworn to before me, this the 8th day of August, 2024. Notary Public My commission expires: 09/07/26

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Peden	New Owner(s)	103-16-0D-108.00-CO
3909 Whitland Ave, Unit 108		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAMILO ISAZA JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL PEDEN, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 108 on the Plan of Lancaster Condominiums according to the Master Deed of record in Book 5963, page 441, in the Registers office for Davidson County, Tennessee and more particularly described in Plat Book 5200, page 460, in the Registers office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Camilo Isaza Jr, Camilo Isaza and Marlene Guevara by Warranty Deed from Philip R. Templeton and Barbara D. Templeton, Co Trustees of the Philip R. Templeton and Barbara D. Templeton Revocable Living Trust of record in Instrument No. 20061221-0157382 Register's Office for Davidson County, Tennessee, dated December 15, 2006 and recorded on December 21, 2006.

Being the same property conveyed to Camilo Isaza Jr., an unmarried man by Quitclaim Deed from Camilo Isaza and wife, Marlene Guevara of record in Instrument No. 20130102-0000165 Register's Office for Davidson County, Tennessee, dated November 29, 2012 and recorded on January 02, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3909 Whitland Avenue Apt 108, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of August, 2024.

Camilo Isaza Jr.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Camilo Isaza Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of August, 2024.

SEE ATTACHED CALIFORNIA ACK
Notary Public

My Commission Expires: _____

Return To:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached. and not the truthfulness. accuracy. or validity of that document.

State of California
County of San Francisco)

On August 7, 2024 before me. Wade Kong, Notary Public
(insert name and title of the officer)

personally appeared Camilo Isaza, Jr.
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies). and that by his/her/their signature(s) on the instrument the person(s). or the entity upon behalf of which the person(s) acted. executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

