Karen Johnson Davidson County
Batch # 1171687 DEEDWARR
08/19/2024 11:04:38 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20240819-0063427

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BD-24-3310

Name and Address of New Owner:
Fermin Morales and Betty Morales
3310 Austin Lane
Nashville, Tennessee 37207

Send Tax Bills To:
Fermin Morales and Betty Morales
3221 Laurel Mountain Rd
Murfreesboro, TN 37129

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 050 10 0 043.00

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, **Wilma Blair**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Fermin Morales and Betty Morales, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 766 on the Plan of SECTION FOUR, PARKWOOD ESTATES of record in Plat Book 3300, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wilma Blair, an unmarried woman, by Warranty Deed from Rachel Nickels, an unmarried individual, and Leroy Johnston Ellis IV, as Guardian ad Litem for Vivienne E. Ward, of record in Instrument No. 20180628-0062332, in the Register's Office of Davidson County, Tennessee, dated June 25, 2018, and recorded on June 28, 2018.

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.

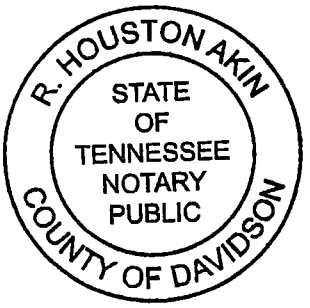
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of August, 2024.

Wilma J Blair (SEAL)
Wilma Blair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2024, before me personally appeared Wilma Blair, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2024.



Notary Signature
My commission expires: 5/9/26

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 $312,000.00, 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 8th day of August, 2024.

Notary Signature
My commission expires:

