Karen Johnson Davidson County
Batch# 1198561 DEEDWARR
10/30/2024 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20241030-0083357

Prepared by & return to:
Priority Title, LLC
239 Veterans Parkway Ste B
Murfreesboro, TN 37129

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Subscribed and sworn to before me this 25th day of October, 2024.

Notary Public

My Commission Expires: 05-17-2028

Address of New Owner:	Send Tax Bills to:	Map/Group/Parcel:
Jaime Cecilio Valle Morales 1216 Kermit Drive Nashville, TN 37217	Jaime Cecilio Valle Morales 1216 Kermit Drive Nashville, TN 37217	120 01 0 070.00

This Deed prepared without benefit of a title search and from information provided by the parties.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, FERMIN MORALES MARAVER, have bargained and sold and by these presents do hereby transfer and convey unto JAIME CECILIO VALLE MORALES, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of A Subdivision of The Temple O. Harris Farm of Miro Meadows of record in Plat Book 1424, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11 fronts 70 feet on the Northerly margin of Kermit Drive and Extends back 231.5 feet of the westerly line and 230 feet on the easterly line to a deadline in the rear measuring 42 feet thereon.

And being the same property conveyed to Fermin Morales Maraver by Warranty Deed from Sally Habib, unmarried, dated November 12, 2021 and recorded November 16, 2021 at 10:59 AM as Instrument Number 20211116-0152321, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities; including but not limited to any and all matters in Warranty Deed, Instrument Number 20211116-0152321; Plat Book 1424, page 94 & 95; Easement for Water Mains in Book 2083, page 260; Easement of record in Book 1710, page 183; all of record in Register's Office of 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 JAIME CECILIO VALLE MORALES, his heirs and assigns, forever; And I do covenant with JAIME CECILIO VALLE MORALES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; And I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title of said land to JAIME CECILIO VALLE MORALES, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, and the use of any gender shall be applicable to all genders.

WITNESS my hand, this 25th day of October, 2024.

Fermin Morales Maraver

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named FERMIN MORALES MARAVER, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of October, 2024.

Jessica Jones
Notary Public

My Commission Expires: 05-17-2028

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

True Copy Certification

I, Kimberlee McMillian, do hereby make oath that I am a license 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 10-25-2024.

Affiant Signature

Date: 10-25-2024

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of October, 2024.

Notary Signature

My Commission Expires: 05-17-2028

