Name and Address of New Owner:
Sandy Angeles Morales and Martin Eduardo Perez Perez
188 Shiaway Court
Nashville, TN 37217

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1266039 DEEDWARR
04/30/2025 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250430-0033421

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 149-02-0F-045-00

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, **Ronterrius Hodges, unmarried and Kathleen Covington, unmarried tenants in common with right to survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sandy Angeles Morales and Martin Eduardo Perez Perez,** husband and wife "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 45, on the plan of Raven's Retreat, a Horizontal Property Regime with Private Elements (formerly Vale Ridge Townhomes), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120606-0049559, as amended In Instrument No. 20141024-0098102, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ronterrius Hodges, unmarried and Kathleen Covington, unmarried, tenants in common with right to survivorship by Quitclaim Deed from Ronterrius Hodges, a single man dated June 3rd 2016 and recorded August 26th 2016 of record in Instrument No. 20160826-0089737 in the said Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Ronterrius Hodges, a single man by Warranty Deed from J2K Builders, LLC dated December 19th 2013 and recorded December 30th 2013 of record in Instrument No. 20131230-0130588 in the said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 188 Shiaway Court, Nashville, TN 37217

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 25th day of April, 2025.

_____(SEAL)
Ronterrius Hodges

_____(SEAL)
Kathleen Covington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of April, 2025, before me personally appeared Ronterrius Hodges and Kathleen Covington, 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 25th day of April, 2025.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

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 $350,000.00, 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 25th day of April, 2025.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

_____
Notary Signature
My commission expires: 3/22/26

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed 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 4/25/25 (date of document).

Affiant Signature

4/25/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

