Name and Address of New Owner:
Jose Abel Cardoza Neri and Alexis Cardoza
214 Old Hickory Boulevard, 158
Nashville, TN 37221

Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 1288514 DEEDWARR
06/23/2025 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20250623-0049042

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142-04-0A-158-00

**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, **Said Alberto Serrano Castillo and Marli Y. Rubi, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jose Abel Cardoza and Alexis Cardoza, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 158, Belle Forest Condominium Apartments, of record in Plat Book 5200, Page 167, and established by the Master Deed of record in Book 5438, Page 699, Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said Unit.

Being the same property conveyed to Said Alberto Serrano Castillo and Marli Y. Rubi, husband and wife, by Warranty Deed dated May 30, 2017 from Charles Truman, married and Catherine Samuelson, married, recorded June 1, 2017 in Instrument No. 20170601-0054353 in the Register's Office.

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 18th day of June, 2025.

_____(SEAL)
Said Alberto Serrano Castillo

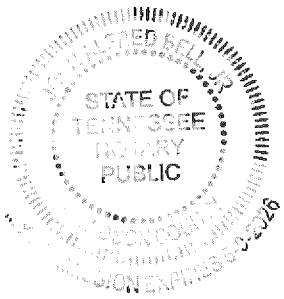
_____(SEAL)
Marli Y. Rubi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2025, before me personally appeared Said Alberto Serrano Castillo and Marli Y Rubi, 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 18th day of June, 2025.

_____
Notary Signature
My commission expires:




**AFFIDAVIT OF VALUE**

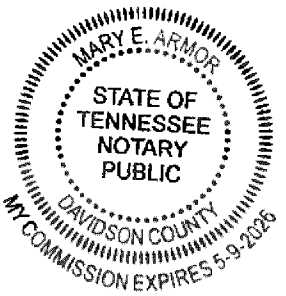
STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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 $250,000.00, 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
18th day of June, 2025.

_____
Notary Public
My commission expires:_____
File No. 2025-7712-MA



# Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/18/25 (date of document)

Regina Sullo

Affiant Signature

June 23 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 23 day of June, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202506230049042