BILL GARRETT, Davidson County
Trans:T20170061821 DEEDWARR
Recvd: 07/19/17 14:47 2 pgs
Fees:13.00 Taxes:647.50
20170719-0072867

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of July, 2017, by and between Carlos F Sierra-Figueroa, a married man, party of the first part, and Elbia L Monterroso, an unmarried woman, and John Daniel Zarling and Megan Smith Zarling, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 9, on the plan of Whittemore Valley, Section One, as shown on plat of record in Plat Book 6250, Page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot 9 fronts 35 feet on the westerly side of Jeri Court and extends back 130.58 feet on the northerly line and 190.90 feet on the Southerly line to a dead line measuring 120.00 feet thereon.

Being all or part of the same property conveyed to Carlos F. Sierra-Figueroa by virtue of that certain Warranaty Deed dated November 10, 2005, and being of record at Instrument No. 20051118-0139432 in the Register's Office of Davidson County, Tennessee. Diana Y Flores Valladares, also known as Diana Y Sierra, joins in this conveyance to transfer any and all marital rights to above described property.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Carlos F Sierra-Figueroa

Diana Y. Flores Valladares

Carlos F Sierra-Figueroa

Diana Y Flores Valladares

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Carlos F Sierra-Figueroa and Diana Y Flores Valladares, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of July, 2017.

Ashlee D Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/10/18

Property Owner & Address:	Elbia L Monterroso John Daniel Zarling and Megan Smith Zarling 320 Jeri Court, Antioch, TN 37013
Tax Parcel No	162070017300
Property Address:	320 Jeri Ct. Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at Property Address

Firm File #: F20170565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $175,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of July, 2017.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY