Davidson County DEEDWARR
Recvd: 08/28/17 15:28 3 pgs
Fees:18.00 Taxes:347.80
20170828-0088288

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 25th day of August, 2017, by and between Luis Carlos De Leon, married, and Pedro Ricardo DeLeon Anleu, unmarried, party of the first part, and Cristian R. De Leon and Marcela De Leon, 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:

BEING Lot No. 123 on the Plan of Terragon Trails, of record in Book 4860, Page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being all or part of the same property conveyed to Luis C. DeLeon and Carin Y. DeLeon by virtue of that certain Quit claim Deed dated March 21, 2005, and being of record at Instrument No. 20050405-0037077 in the Register's Office of Davidson County, Tennessee. Carin Yanet de Leon died intestate on October 22, 2008. Being further conveyed to Pedro Richardo DeLeon Anleu by Affidavit of heirship of record for Carin Yanet de Leon of record at Instrument No. 20170828-0088286 20170828-0088287 in said Register's Office, Tennessee

Seller's warrants that this is not their primary residence and said home were used for investment purposes only.

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 subject to Restriction of record in Book 4967, page 406, said Register's Office; 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.

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

Luis Carlos De Leon

Luis Carlos De Leon

Pedro Ricardo DeLeon Anleu by Edgar DeLeon, Attorney in Fact

Pedro Ricardo DeLeon Anleu by Edgar DeLeon, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Luis Carlos De Leon, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of August, 2017.

Notary Public

VENNKKIA CUNNIGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me personally appeared Edgar DeLeon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Pedro Richardo DeLeon Anleu, and who acknowledged that he executed the same as the free act and deed of Pedro Richardo DeLeon Anleu.

WITNESS my hand and official seal at office this 25th day of August, 2017.

Notary Public

VENNKKIA CUNNIGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

STATE OF Tennessee
COUNTY OF Davidson

Edgar DeLeon, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Pedro Richardo DeLeon Anleu, the principal.

25th day of August, 2017.

Edgar DeLeon

Edgar DeLeon

WITNESS my hand and official seal at office this 25th day of August, 2017.

Notary Public

VENNKKIA CUNNIGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Cristian R. De Leon and Marcela De Leon
4928 Barclay Square Drive
Antioch, TN 37013

Tax Parcel No 14905010300

Property Address: 4928 Barclay Square Dr.
Antioch, TN 37013

MAIL TAX BILLS TO: Owner at property address

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 $94,000.00 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 25th day of August, 2017.

Notary Public

My Commission Expires:_____

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/23/19