This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 154130 DEEDWARR
10/25/2018 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20181025-0105928

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 299,900.00

Affiant Signature

Subscribed and sworn to before me on this the 23rd day of October, 2018

Notary Public

My Commission expires 7 8 19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Ricardo Garcia Martinez
Maria Del Carmen Lopez Cervantes
2621 Foster Ave.
Nashville, TN 37210-4964
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 11905035200

WARRANTY DEED

18NT00617

Effective the 23rd day of October, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHRISTOPHER PAUL THORP AND CORINNE KARA THORP, HUSBAND AND WIFE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

RICARDO GARCIA MARTINEZ AND MARIA DEL CARMEN LOPEZ MARTINEZ, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 in Block No. 2 in Cumberland Nuseries Subdvision, said Lot No. 1 fronts 52 1/2 feet on the West side of Foster Avenue and extends back between parallel lines 150 feet to the alley in the rear.

Being the same property conveyed to Christopher Paul Thorp and Corinne Kara Thorp, husband and wife, by Warranty Deed from Angel Z. Martinez III and wife, Jennifer Reed Martinez, dated 12/26/2005 and recorded 12/27/2005 as Document No. 20051227-0153597, Register's Office for Davidson County, TN.

This is an improved property commonly known as 2621 Foster Ave, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of October, 2018

Christopher Paul Thorp

State of Texas
County of Travis

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Christopher Paul Thorp, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 23rd day of October, 2018.

Notary Public

My commission expires: April 18, 2020

MOLLY MCCORMACK
Notary Public, State of Texas
Comm. Expires 04-18-2020
Notary ID 126489101

Corinne Kara Thorp

State of Texas
County of Travis

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Corinne Kara Thorp, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 23rd day of October, 2018.

Notary Public

My commission expires: April 18, 2020

MOLLY MCCORMACK
Notary Public, State of Texas
Comm. Expires 04-18-2020
Notary ID 126489101

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY