Karen Y Johnson Davidson County
Batch# 171244 DEEDWARR
12/06/2018 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $958.30
20181206-0119111

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

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $259,000

Affiant Signature

Subscribed and sworn to before me on this the 3rd day of Dec., 2018.

Notary Public

My Commission expires 03 / 21 / 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Rickey Cunningham
305 Edenfield Court
Antioch, TN 37013
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 149150A03400C

WARRANTY DEED

18NT00686

Effective the 1 Day of December, 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,

JUAN VALENZUELA AND MAURICIO VALENZUELA

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

RICKEY CUNNINGHAM, AN UNMARRIED MAN

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

Lot Number 34, on the Plan of Cambridge Forest, Section One, a Planned Unit Development, as shown on Plat of record in Book 9700, Page 299 and 300, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to \Juan Valenzuela and Mauricio Valenzuela, by Warranty Deed from Fannie Mae aka Federal National Mortgage Association, dated 06/16/2010 and recorded 06/28/2010 as Document No. 20100628-0050371, Register's Office for Davidson County, TN.

This is an improved property commonly known as 305 Edenfield Ct, Antioch, TN 37013

Witness our hands this the 1st Day of December, 2018

Maurico Valenzuela by Maria F campos Valverde, Attorney in fact.

Maurico Valenzuela by Maria F. Campos Valverde, Attorney in Fact

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Maurico Valenzuela by Maria F. Campos Valverde, Attorney in Fact**, 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, the 01st Day of December, 2018.

Notary Public

My commission expires: 5/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness our hands this the 1st Day of December, 2018

Juan Carlos Valenzuela by Maria F. campos Valverde, Attorney in fact.

Juan Carlos Valenzuela by Maria F. Campos Valverde, Attorney in Fact

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Juan Carlos Valenzuela by Maria F. Campos Valverde, Attorney in Fact**, 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, the 1st Day of December, 2018.

Notary Public

My commission expires: 3/3/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.

Ashlee D Page

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: 9/25/19.

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