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# 177488 DEEDWARR
12/26/2018 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $687.83
20181226-0124900

State of Tennessee}
County of _____}

The actual consideration or value, whichever is greater for this transfer is: $ 185,900.00

Affiant Signature

Subscribed and sworn to before me on this the 21st Day of December, 2018

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Jose D Flores
Marina J Lopez
219 Bell Road
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 13613006300

WARRANTY DEED

18NT00743

Effective the 21st 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,

Margaret O. Modi

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

Jose D Flores and Marina J Lopez, Husband and Wife

Land in Davidson County, Tennessee, being Lot No. 545 on the Plan of Edge O. Lake Estates, Section Eleven, as of record in Book 3842, Page 190, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Margaret O. Mordi, by Warranty Deed from Larry E. Swoopes and wife, Carmen A. Swoopes, dated 09/25/1997 and recorded 10/03/1997 in Book 10634, page 692, Register's Office for Davidson County, TN.

This is an improved property commonly known as 219 Bell Rd, Nashville, TN 37013

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 21st Day of December, 2018.

Margaret O Mordi

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Margaret O Mordi**, 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 21st Day of December, 2018.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

201812260124900

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston 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: 03/01/2022

Notary's Seal:

