Name and Address of New Owner:
Angel R. Soto Escobar
4652 Fanning Drive
Antioch, TN 37013

Send Tax Bills To:
Angel R. Soto Escobar
4652 Fanning Drive
Antioch, TN 37013

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 148-12-0-143

Karen Johnson Davidson County
Batch# 191947 DEEDWARR
02/05/2019 10:27:44 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20190205-0010901

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alfred L. Earhart, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Angel R. Soto Escobar, Married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Hazelwood, Section 6, as of record in Book 3842, Page 103, Register's Office for Davidson County.

Being the same property conveyed to Alfred L. Earheart by Warranty Deed from Michael L. Pate and wife, Patricia Pate, recorded on September 21, 2007, of record in Instrument No. 20070921-0112970, Register's Office for Davidson County, Tennessee.

This is improved property known as 4652 Fanning Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of January, 2019.

Alfred L. Earhart (SEAL)
Alfred L. Earhart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2019, before me personally appeared Alfred L. Earhart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 31st day of January, 2019.

Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of January, 2019.

Notary Public
My commission expires: 7/6/20
File No. 2018-80

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020