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 Johnson Davidson County
Batch# 192432 DEEDWARR
02/06/2019 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20190206-0011548

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 215,000.00

Affiant Signature

Subscribed and sworn to before me on this the 6th day of February, 2019

Notary Public

My Commission expires 3 / 13 / 21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Lorena Briseno Hernandez
Marcos Nolasco Avila
137 Hodge Ct.
Nashville, TN 37218-1409
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 05811011500

WARRANTY DEED

19NT00034

Effective the 6th day of February, 2019 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,

ANTONIO DEWAYNE ROBERTS AND LESHAWN LAURICE DAVIDSON

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

LORENA BRISENO HERNANDEZ AND MARCOS NOLASCO AVILA, JOINT TENANTS

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. 155 on the Plan of Royal Hills, Section 2, which is of record in Book 4660, Page 122, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to Antonio Dewayne Roberts and Leshawn Laurice Davidson, by Warranty Deed from Brenda G. Grinstead, dated 12/15/2006 and recorded 1220/2006 as Document No. 20061220-0156935, Register's Office for Davidson County, TN.

This is an improved property commonly known as 137 Hodge Ct, Nashville, TN 37218.

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 6th day of February, 2019

Antonio Dewayne Roberts

Leshawn Laurice Davidson

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Antonio Dewyane Roberts and Leshawn Laurice Davidson, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 6th day of February, 2019.

Notary Public

My commission expires: 5/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:

