Karen Johnson Davidson County
Batch# 201247 DEEDWARR
03/04/2019 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20190304-0019187

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 1st day of March, 2019.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Teresita J. Albarracin	**PINNACLE BANK**	**14904009700**
2647 Edge-O-Lake Drive	**150 3rd Ave S. Ste 1000**	
Nashville, TN 37217	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Edel Parra Vega and Maidelys Castillo Lopez, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teresita J. Albarracin and Leandro Alvarez Martinez, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 536 on the Map of Edge-0-Lake Estates, Section 6, as of record in Book 3700, Page 16, as amended in Book 3950, Page 334, said Register's Office for Davidson County, Tennessee, described as follows: Beginning at an iron pin on the southwest corner margin of Edge-0-Lake Drive being the common corner of Lot Number 536 and Lot Number 535, as recorded in Book 3700, Page 15, Register's Office for Davidson County, thence with the southwest margin of Edge-0-Lake Drive south 50 degrees 55 minutes east 83.19 feet to an iron pin; thence south 39 degrees 05 minutes west 108.46 feet to a concrete monument; thence south 35 degrees 33 minutes west 94.00 feet to a concrete monument; thence with the rear line of Lot 536 north 72 degrees 40 minutes 30 seconds west 95.80 feet to an iron pin; thence with the common line between Lots 536 and 535 north 39 degrees 05 minutes east 237 .82 feet to the beginning.

Being the same property conveyed to Edel Parra Vega and Maidelys Castillo Lopez, husband and wife, by Warranty Deed from Stone Peak Capital, LLC, dated December 5, 2012, of record in Instrument No. 20121212-0114601, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 3908, page 161, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2647 Edge-O-Lake Drive, Nashville, TN 37217.

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; and we do covenant with the 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 in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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.

Edel Parra Vega Date: 2/28/19
Edel Parra Vega

Maidelys Castillo Lopez Date: 2/28/19
Maidelys Castillo Lopez

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Edel Parra Vega and Maidelys Castillo Lopez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of Feb., 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

