Karen Johnson Davidson County
Batch# 212519 DEEDWARR
04/02/2019 08:27:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190402-0029426

Prepared By and Return To:

Deborah K. Baucom, Esq.
Two Brentwood Commons, Suite 150
750 Old Hickory Boulevard
Brentwood, Tennessee 37027

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Pelayo and Rosario Correa 3423 B Trimble Road Nashville, TN 37215	Same	131-01-95

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that PELAYO CORREA and wife, ROSARIO GRACIAN CORREA, Grantors, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby grant, bargain, convey, and transfer all of their right, title and interest in the property described below to PELAYO CORREA and wife, ROSARIO GRACIAN CORREA as tenants-by-the-entirety. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit C of Trimble Estates Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Trimble Estates Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20041230-0154866, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Trimble Estates Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20041230-0154866, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to ROSARIO G. CORREA by deed from PELAYO CORREA and wife, ROSARIO G. CORREA, dated September 16, 2010, of record as Instrument No. 20100920-0074421, Register's Office for Davidson County, Tennessee.

This is improved property known as 3423 B Trimble Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; and Grantors hereby covenant to and with the Grantee and Grantee's successors and assigns that Grantors are lawfully seized and possessed of the above-granted premises in fee simple and have a good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantee against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The liability and obligations of the Grantors to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deeds of record.

IN TESTIMONY WHEREOF, this instrument was executed on March 28, 2019.

PELAYO CORREA

ROSARIO G. CORREA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared PELAYO CORREA and ROSARIO G. CORREA, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that they executed the within instrument for the purposes therein contained ~~and~~ as their free act and deed.

WITNESS my hand and Notarial Seal on March 28, 2019.

DEBORAH K. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2019

NOTARY PUBLIC
My Commission expires: 11-5-19

NOTE TO REGISTER OF DEEDS: This transfer is a creation of tenancy-by-the-entirety by a conveyance from one spouse to the other and pursuant to T.C.A. § 67-4-409(a)(3)(A) such transfer is exempt from the recordation tax; further, pursuant to T.C.A. § 67-4-409(a)(5), no oath of value is required in such transaction.