Name and Address of New Owner:
Real Estate Solutions Today LLC
1120 Timber Creek Drive
Murfreesboro, TN 37128

Send Tax Bills To:
Real Estate Solutions Today LLC
1120 Timber Creek Drive
Murfreesboro, TN 37128

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 230108 DEEDWARR
05/15/2019 09:51:47 AM 2 pgs
Fees: $13.00 Taxes: $500.61
20190515-0045708

Return To:
Regal Title, LLC
316 W. Main St
Murfreesboro, TN 37130

Map & Parcel No: 150-05-0-216.00

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, **Jesus Reyes-Martinez and Herminia V. Alcantara, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Real Estate Solutions Today LLC, a Tennessee limited liability company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 696 on the Plan of Section 17, Edge-O-Lake Estates of record in Plat Book 4460, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jesus Reyes-Martinez and Herminia V. Alcantara, husband and wife by Warranty deed from Panim Moon, unmarried of record in Instrument No. 20100920-0074613 Register's Office for Davidson County, Tennessee, dated September 17, 2010 and recorded on September 20, 2010.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 10 day of May, 2019.

Jesus Reyes-Martinez (SEAL)

Herminia V. Alcantara (SEAL)

STATE OF Arkansas
COUNTY OF Washington

On this 10th day of May, 2019, before me personally appeared Jesus Reyes-Martinez and Herminia V. Alcantara, 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's (or persons') free act and deed.

Witness my hand, at office, this 10 day of May, 2019.

VICTOR VELAZQUEZ
Notary Public-Arkansas
Washington County
My Commission Expires 06-27-2025
Commission # 12690258

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TN)
)
COUNTY OF Rutherford)

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 **$135,300.00**, 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 13 day of May, 2019.

Notary Public
My commission expires: 9/19/22
File No. 19-317

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford