WARRANTY DEED

Karen Johnson Davidson County
Batch# 236075 DEEDWARR
05/29/2019 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20190529-0050839

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hector Arturo Trujano Hernandez	New owner at	
(NAME)	(NAME)	05111008700
1404 oakland Acres	property address	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Jose R Loja, a married man** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hector Arturo Trujano Hernandez,** HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 14 on the Plan of Oakland Acres, Section 11, of record in Book 3700, Page 26, and amended in Book 4243, Page 659, Register's Office for said County, described as follows:

Beginning on the westerly margin of Oakland Acres Drive at the corner of Lots Nos. 13 and 14; thence with the line between said two lots westerly 262.20 feet; thence south 30 degrees 50' east 46.7 feet; thence north 84 degrees 10' west 29.0 feet; thence south 6 degrees 42' west 120 feet; thence south 83 degrees 36' east 20 feet; thence south 5 degrees 15' west 0.8 feet to the corner of lots 14 and 15; thence with the line between said two lots easterly 210.3 feet to the westerly margin of Oakland Acres Drive; thence with the said Drive northwardly 144.27 feet to the beginning.

Being the same property conveyed to Jose R. Loja by virtue of that certain Warranty Deed dated September 29, 2006, and being of record at Instrument No. 20061003-0122271 in the Register's Office of Davidson County, Tennessee.

Seller warrants that the above described property has never been primary or marital residence, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 1584, Page 23; Book 3184, page 407; Book 3928, Page 103; Book 7133, Page 134, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1404 Oakland Acres Madison, TN 37115
(unimproved) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs

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.

Witness my hand this 29th day of May, 2019.

Jose R Loja

Jose R Loja

STATE OF Puerto Rico
COUNTY OF Caguas

Aff #-104-

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jose R Loja**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23 day of May, 2019.

Notary Public
My Commission Expires: permanent

RECIBO 4U18-03463918

Sello

Sello de Asistencia Legal
80004-2019-0520-14776059

PAOLA M. MARTÍNEZ AVILÉS
ABOGADA-NOTARIA

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019