This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4395
50680

Karen Johnson Davidson County
Batch# 245898 DEEDWARR
06/20/2019 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $839.90
20190620-0059376

STATE OF TENNESSEE
COUNTY OF Williamson

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

The actual consideration or value, whichever is greater, for this transfer is $227,000.00

Lucia Bustos Bustos
Affiant

Subscribed and sworn to before me, this the 18th day of June, 2019

Julie Dyess
Notary Public
My Commission Expires: 8/11/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Salvador Sanchez Diaz De Leon and Lucia Bustos Bustos 3121 Towne Village Road Antioch, TN 37013	New Owners	150-11-23.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John Paul Nyadaro and Cortney J. Nyadaro, husband and wife** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Salvador Sanchez Diaz De Leon and Lucia Bustos Bustos, husband and wife,** hereinafter called the Grantee(s), his/her/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 No. 7 on the Plan of Towne Village of the Country, Section One, of record in Plat Book 5200, page 55 and 56, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Paul Nyadaro and Cortney J. Nyadaro, husbaand and wife by deed from Aziz Ashurov, unmarried and Nozimbek Avazov, married, dated March 20, 2018 of record in Instrument Number 20180321-0026708, Register's Office for Davidson County, Tennessee

This is ☒ improved or ☐ unimproved property located at: **3121 Towne Village Road, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2019.

GRANTOR:

John Paul Nyadaro

John Paul Nyadaro

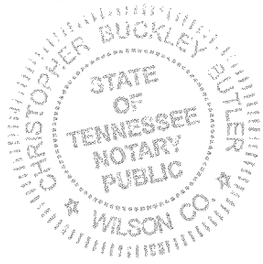
Cortney J Nyadaro

Cortney J. Nyadaro

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Paul Nyadaro and Cortney J. Nyadaro, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of June, 2019.



C J Butler

Notary Public
My Commission expires: 9-20-21

True Copy Certification

I, Julie Dyess, 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 WILLIAMSON

Personally appeared before me, Debra Loe, a notary public for this county and state, Julie Dyess, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Loe, Notary Public

My Commission Expires: 11/08/2022

{Notary' Seal}



