Karen Johnson Davidson County
Batch# 249584 DEEDWARR
06/27/2019 10:23:13 AM 2 pgs
Fees: $13.00 Taxes: $773.30
20190627-0062389

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Ln.
Columbia, TN 38401

Return to:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Marvin E. Padilla a/k/a Marvin Ernesto Padilla Umanzo, married**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Libny S. Padilla Ortiz, unmarried woman,** SECOND PARTY, which expression shall include heirs, assigns, and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 63, Oakwood Terrace, Section One, as shown on plat of record in Plat Book 4460, Page 54 and 55, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Marvin E. Padilla a/k/a Marvin Ernesto Padilla Umanzo by deed dated February 28, 2005 of record in Instrument No. 20050303-0023477, Register's Office of Davidson County, Tennessee.

Map & Parcel: 148-8-0-67

Property Address: 809 Oakwood Terrace Drive, Nashville, TN 37213

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Maria Martina Ortiz Canales, wife of the FIRST PARTY, hereby joins in this deed for the

purpose of conveying any interest he may have in the above-described property by virtue of marriage or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 25 day of June, 2019.

Marvin Ernesto Padilla Umanzo
Marvin E. Padilla a/k/a Marvin Ernesto Padilla Umanzo

Maria Martina Ortiz Canales
Maria Martina Ortiz Canales

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Marvin E. Padilla a/k/a Marvin Ernesto Padilla Umanzo and Maria Martina Ortiz Canales, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 25 day of June, 2019.

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMM. EXP. FEBRUARY 28, 2022

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $209,000.00

Elizabeth Brooms
Affiant

Subscribed and sworn to before me, this 25th day of June, 2019.

Notary Public

My Commission expires: _____

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kim Swanner
My Commission Expires
February 28, 2022
STATE OF TENNESSEE

NEW PROPERTY OWNERS:
Libny S. Padilla Ortiz
809 Oakwood Terrace Drive
Nashville, TN 37213

PERSON RESPONSIBLE FOR TAXES:
SAME