(2)

Karen Johnson Davidson County
Batch# 253975 DEEDWARR
07/09/2019 09:27:27 AM 2 pgs
Fees: $13.00 Taxes: $370.37

20190709-0066588

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $100,100.00

Affiant

Subscribed and sworn to before me, this 8th day of July, 2019.

Notary Public

My commission expires: 12/05/2020

HILLARY TORRENCE STATE OF TENNESSEE ~~NOTARY~~ PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hanssy Zoad Zelaya Maldonado	**New Owner**	**16300026300**
2500 Murfreesboro Pike #105		
Nashville, TN 37217		

FOR AND IN 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 ACKNOWLEDGE, WE,

Walter W. Wyckoff II A/K/A Walter Wayne Wyckoff, II, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hanssy Zoad Zelaya Maldonado, unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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. 2, as shown on the map entitled Rural Hill Acres, of record in Plat Book 5210, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WALTER W. WYCKOFF, II, by deed from ANGUS GILLIS, III, SUBSTITUTE TRUSTEE, of record as Instrument No. 20120319-0023354, dated February 17, 2012, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 in 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. 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/our hand(s) this ~~6th~~ 2nd day of ~~June~~ July, 2019.

Walter W. Wyckoff II a/k/a Walter Wayne Wyckoff, II, by Christopher Wyckoff Jennings, his Attorney in Fact Date: 7/2/19

Walter W. Wyckoff II A/K/ A Walter Wayne Wychoff, II

_____ Dated: _____

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, Notary Public within and for the State and County aforesaid, personally appeared **Christopher Wyckoff Jennings**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for **Walter W. Wyckoff II, a/k/a Walter Wayne Wyckoff, II,** the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Walter W. Wychoff, II a/k/a Walter Wayne Wyckoff, II**, the within named bargainor, by the said **Christopher Wyckoff Jennings**, as such Attorney-in-Fact.

Witness my hand, at office, this 2nd day of July, 2019.

Notary Public

My Commission Expires: 12.1.20

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064