Name and Address of New Owner:
Rebecca McNew and Gene Edward McNew
446 Rural Hill Road
Nashville, TN 37217

Send Tax Bills To:
Rebecca McNew and Gene Edward McNew
446 Rural Hill Road
Nashville, TN 37217

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 257319 DEEDWARR
07/16/2019 09:22:46 AM 3 pgs
Fees: $18.00 Taxes: $590.15
20190716-0069262

Map & Parcel No: 149-04-0-258.00

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, **Ofelia Maldonado, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rebecca Elizabeth McNew and Gene E. McNew, III, wife and husband and Teela C. McRae, a married woman, as joint tenants with rights of survivorship.** , "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7A on the Plan of Edge-O-Lake, Section 21, Zone Lot Division of Lots 1 through 7, of record in Book 6200, Page 156, amending Book 5200, Page 577, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ofelia Maldonado, married by Warranty Deed from Kristie L. Smith, unmarried, recorded on September 25, 2008, and of record in Instrument No. 20080925-0097534, Register's Office for Davidson County, Tennessee.

This is improved property known as 446 Rural Hill Road, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-BR-19-446

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 9th day of July, 2019.

_____(SEAL)
Ofelia Maldonado

_____
Juan Jose Maldonado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2019, before me personally appeared Ofelia Maldonado and Juan Jose Maldonado, 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.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand, at office, this 9th day of July, 2019.

_____
Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $159,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian Mitchell

(Affiant)

Sworn to and subscribed before me this
9th day of July, 2019.

Stacey Denson Palmer

Notary Public
My commission expires: 1/3/23
File No. 2019-373

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY