Karen Johnson Davidson County
Batch# 258823 DEEDWARR
07/19/2019 09:01:53 AM 2 pgs
Fees: $13.00 Taxes: $758.13
20190719-0070741

Name and Address of New Owner:
Lizette Medina
4649 Chutney Drive, Antioch, Tennessee 37013.

Send Tax Bills To:
~~Lizette Medina~~
~~4649 Chutney Drive, Antioch, Tennessee 37013.~~ SWBC
9311 San Pedro #100
San Antonio TX 78216

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 165-14-0-009.00

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, **Francisco Fernando Esquivel Trujillo**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lizette Medina, an unmarried woman** "the Grantee," 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. 309 on the plan of Peppertree Forest Subdivision, Section Three, of record in Plat Book 7900, Page 249, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Francisco Fernando Esquivel-Trujillo, by Warranty Deed from Paul M. Boyvin and Yazmin Ruiz Boyvin, husband and wife recorded November 17, 2017, of record in Instrument No. 20171117-0118159, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4649 Chutney Drive, Antioch, Tennessee 37013.

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

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 17th day of July, 2019.

(SEAL)
Francisco Fernando Esquivel Trujillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2019, before me personally appeared Francisco Fernando Esquivel Trujillo, 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.

Witness my hand, at office, this 17th day of July, 2019.

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3-8-22

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 $204,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of July, 2019.

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 3-8-22
File No. 2019-439