Karen Johnson Davidson County
Batch# 259722 DEEDWARR
07/22/2019 08:21:28 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20190722-0071235

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste. A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Maria Torres, an unmarried person and Mirna Torres, an unmarried person, by and through Maria Torres, Attorney in Fact, as recorded in Instrument No. 20190722-0071234, Register's Office of Davidson County, Tennessee, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Arnaldo Santiago Martinez an unmarried person and Yaimilyn Hurtado, an unmarried person, 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 No. 9 on the Plan of Apache Hills, Section 5, Part 1, of record in Plat Book 4860, Page 113, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Maria Torres and Mirna Torres by Warranty Deed dated March 28, 2007 of record in Instrument No. 20070418-0046088, Register's Office of Davidson County, Tennessee.

Map & Parcel: 148-15-0-088.00

Property Address: 4504 Packard Drive, Nashville, TN 37211

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

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, 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.

IN WITNESS WHEREOF, this conveyance has been executed on the 19th day of July, 2019.

Maria Torres
Maria Torres

Mirna Torres by Maria Torres
Mirna Torres by: Maria Torres
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Maria Torres, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 19 day of July, 2019.

Notary Public

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

My commission expires:
2/28/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Maria Torres, with whom I am personally acquainted, and who acknowledged that she is the Attorney in Fact of the maker, Mirna Torres and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19 day of July, 2019.

Notary Public

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

My commission expires:
2/28/2022

STATE OF TENNESSEE
COUNTY OF _____

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $175,000.00

Affiant

Subscribed and sworn to before me, this 19th day of July, 2019.

Notary Public

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:
7/9/22

NEW PROPERTY OWNERS:
Arnaldo Santiago Martinez & Yaimilyn Hurtado
4504 Packard Dr.
Nashville, TN 37211

PERSON(S) RESPONSIBLE FOR TAXES:
Pinnacle Bank
150 3rd Avenue S., Ste 1000
Nashville, TN 37201