True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

Name and Address of New Owner:
Tristan Lane
317 Schoolhouse Court, Antioch, Tennessee 37013

Send Tax Bills To:
Tristan Lane
317 Schoolhouse Court, Antioch, Tennessee 37013

This Instrument Prepared By:

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

Map & Parcel No: 150-15-0B-017.00-CO

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, **Jose Antonio Tapia Macias and wife, Maria Del Carmen De La Rosa**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tristan Lane,a single man** "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. 17 on the Plan of Edison Park, of record in Instrument No. 20060726-0090090, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jose Antonio Tapia Macias and wife, Maria Del Carmen De La Rosa, by Warranty Deed from Infinity Home Builders, a Tennessee General Partnership recorded May 08, 2012, of record in Instrument No. 20120508-0039639, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 317 Schoolhouse Court, 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.

Karen Johnson Davidson County
Batch# 260369 DEEDWARR
07/22/2019 02:03:30 PM 2 pgs
Fees: $13.00 Taxes: $703.00
20190722-0071737

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of July, 2019.

_____(SEAL)
Jose Antonio Tapia Macias

_____(SEAL)
Maria Del Carmen De La Rosa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2019, before me personally appeared Jose Antonio Tapia Macias and Maria Del Carmen De La Rosa, 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 18th day of July, 2019.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
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 $190,000.00, 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
18th day of July, 2019.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3-8-2021
File No. 2019-464