This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 14076

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 266220 DEEDWARR
08/02/2019 01:09:41 PM 2 pgs
Fees: $13.00 Taxes: $769.60
20190802-0076678

NEW OWNER:
Ada I. Rojas Garcia and Sandra Garcia

SEND TAX BILL TO:
Pinnacle Financial
150 3rd Ave. S. Ste. 1000
Nashville TN 37201

MAP & PARCEL:
150-05-0-219.00.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Louis Toedt and Stephanie Toedt, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Ada I. Rojas Garcia and Sandra Garcia, each unmarried, as joint tenants with right of survivorship,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County Tennessee, described as follows, to-wit:

Being the same property conveyed Louis Toedt and Stephanie Toedt, husband and wife, by Warranty Deed from Vincent Taylor, an unmarried man, dated 5/27/2015 and recorded 6/2/2015, of record in Instrument No. 20150602-0051168, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 693 on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

SUBJECT TO THE FOLLOWING:

1. 2019 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND **Louis Toedt and Stephanie Toedt,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Louis Toedt and Stephanie Toedt,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 2828 Galesburg Dr., Nashville, TN 37217

Executed on this 31st day of July, 2019.

Louis Toedt

Stephanie Toedt

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Louis Toedt and Stephanie Toedt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of July, 2019.

Notary Public

My Commission Expires: 1/23/23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $208,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 31st day of July, 2019.

Notary Public

My Commission Expires: 12-20-2020