Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-KW-19-406

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane
Columbia, Tennessee 38402-1431

Karen Johnson Davidson County
Batch# 266387 DEEDWARR
08/05/2019 07:59:10 AM 2 pgs
Fees: $13.00 Taxes: $680.80

20190805-0076923

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Mayra E. Lopez, a married woman,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **James T. Wade, an unmarried man,** 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:

LAND in Davidson County, Tennessee and being Lot No. 5B on the Plan of Edge-O-Lake, Section 21, of record in Plat Book 5200, Page 577, amended in Book 6200, Page 156, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Mayra E. Lopez by deed of record in Instrument No. 20080606-0058287, Register's Office of Davidson County, Tennessee.

Map & Parcel: 149-4-0-267

Property Address: 406 Gregg Court, Nashville, TN 37217

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 it is lawfully seized And possessed of said real estate and 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.

Prudencio Tellez, husband of the FIRST PARTY, hereby joins in this deed for the purpose of conveying any interest he may have in the above-described property by virtue of marriage or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the **31st** day of **July, 2019**.

Mayra E. López
Mayra E. Lopez

Prudencio Tellez

STATE OF **TENNESSEE**

COUNTY OF Williamson

Personally appeared before me, the undersigned, **Mayra E. Lopez and husband, Prudencio Tellez,** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this **31st** day of **July, 2019**.

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

My commission expires:
February 28, 2022

Notary Public

STATE OF TENNESSEE – Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **184,000.00.**

Affiant

Subscribed and sworn to before me, this **31st** day of **July, 2019**.

My commission expires:
~~February 28, 2022~~ sdp
1/3/2023

Stacey Denson Palmer
Notary Public

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW PROPERTY OWNERS:

James T. Wade

406 Gregg Court

Nashville, TN 37217

PERSON(S) RESPONSIBLE FOR TAXES:

GENEVA Financial LLC
3155 S. Price Rd Ste105
Chandler, AZ 85248