Name and Address of New Owner:
Maria Araceli Moreira Guandique
103 Valeria Street
Nashville, TN 37210

Send Tax Bills To:
Maria Araceli Moreira Guandique
103 Valeria Street
Nashville, TN 37210

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 147-03-0A-020.00-CO

Karen Johnson Davidson County
Batch# 295999 DEEDWARR
10/04/2019 09:15:30 AM 2 pgs
Fees: $13.00 Taxes: $173.90
20191004-0101605

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, **Juan Manuel Pena and Liliana Chavarria Lopez, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maria Araceli Moreira Guandique, Single,** "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 Unit B-4 on the Plan of Harding Place Condominium, as shown on plat of record in Book 5200, Page 571, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Juan Manuel Pena and Liliana Chavarria Lopez, husband and wife, by Quitclaim Deed from Martin Maciel, recorded December 21, 2016, of record in Instrument No. 20161221-0133913, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 441 Harding Place, Nashville, Tennessee 37211.

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 2nd day of October, 2019.

_____(SEAL)
Juan Manuel Pena

_____(SEAL)
Liliana Chavarria Lopez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2019, before me personally appeared Juan Manuel Pena and Liliana Chavarria Lopez, 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 2nd day of October, 2019.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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 $47,000.00, 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
2nd day of October, 2019.

_____
Notary Public
My commission expires:_____
File No. 2019-612

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

True Copy Certification

I, Deliana Lawhorn, do hereby make 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, Deliana 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