Karen Johnson Davidson County
Batch# 302672 DEEDWARR
10/18/2019 01:55:30 PM 4 pgs
Fees: $23.00 Taxes: $703.00
20191018-0106921

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-2237

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16 day of October, 2019

Notary Public

Commission Expires: 3-21-23

STEPHANIE COLEMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elba Yarazet Barreto Mendoza 2374 Una Antioch Pike Antioch, TN 37013	New Owners	149000033.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Keily Y. Oliva and husband, Kevin A. Oliva

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elbay Barreto-Mendoza and Daniel Hernandex, tentants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land, located in Davidson County, Tennessee, described as follows to wit:
Beginning at a point in the center of the Una-Antioch Pike 100 feet Northwardly from the Northwest corner of the parcel of land conveyed to Clarence Nelson Carter and wife, Frances Lucille Carter by deed of record in Book 2097, Page 45, Register's Office for said County; running thence Northwardly with the center of said Una-Antioch Pike 100 feet; thence North 86 degrees 40 minutes East, 357.5 feet to a point in the West line of Lot No. 5 on the Map showing subdivision of the J.W. Morgan Land as of record in Plan Book 3, Page 26, Chancery Court at Nashville, which said point is 140 feet from the Northeast corner of the parcel of land conveyed to said Clarence Nelson Carter and wife, Frances Lucille Carter by said deed of record in Book 2097, Page 45, of said Register's Office; thence South 1 degree 55 minutes West with said West line of said Lot No. 5, 70 feet; thence South 81 degrees 25 minutes West, 345.5 feet to the point of beginning.

Being the same property conveyed to Keily Y. Oliva and husband, Kevin A. Oliva by Warranty Deed from Oscar Elwood Brogdon and wife, Eva Christine Brogdon dated September 29, 2010 and record October 11, 2010 in Instrument No. 20101011-0081235, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2374 Una Antioch Pike, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10 day of October, 2019.

Keily Y. Oliva

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keily Y. Oliva** 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 and official seal at Brentwood, Tennessee this 10 day of October, 2019.

MIAMI-DADE STATE OF FL.

Notary Public
My Commission Expires: HELENA GRADDON

(Notary Seal)

HELENA GRADDON
MY COMMISSION # GG018014
EXPIRES August 02, 2020

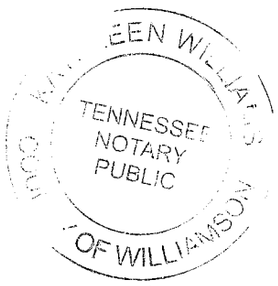
Dated this the 11 day of October, 2019.

Kevin A. Oliva

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kevin A. Oliva**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 and official seal at Brentwood, Tennessee this 11 day of October, 2019.



(Notary Seal)

Notary Public
My Commission Expires: 5.23.23

Certificate of Authenticity

I, Christy Jones**, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.**

Christy Jones

Signature

State of Tennessee

County of Davidson

Personally appeared before me_____**, a notary public for this county and state,** Christy Jones **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Stephanie Coleman

Notary's Signature

My Commission Expires: 3-21-23

Notary's Seal (If on paper)

STEPHANIE COLEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY