Name and Address of New Owner:
Richard Molina
236 Ashawn Blvd
Old Hickory, TN 37138

Send Tax Bills To:
SAME AS OWNER

Karen Johnson Davidson County
Batch# 303280 DEEDWARR
10/21/2019 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20191021-0107739

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 044-05-0-204

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 Molina and Laura Molina, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Richard Molina,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
Property located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I: 303 Bridgeway Avenue (044-05-0-204.00) BEING Lot No. 261 on the Plan of Rayon City of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 261 fronts 50 feet on the southerly side of Bridgeway Avenue and runs back between parallel lines 154.4 feet on the easterly side and 156.9 feet on the westerly side and measures 50 feet thereon.

Being the same property conveyed to Juan Molina and wife, Laura Molina, by Warranty Deed from The Estate of Daniel C. Bechard dated December 21, 2015 of record in Instrument No. 20151223-0129257, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.

This is improved property known as: 303 Bridgeway Avenue, Old Hickory, Tennessee 37138.

Property 2:
Property located in Davidson County, State of Tennessee:

Tract II: 305 Bridgeway Avenue (044-05-0-203.00) Being Lot No. 260 on the Plan of Rayon City of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 260 fronts 50 feet on the southerly side of Bridgeway Avenue and runs back

between parallel lines 157.5 feet on the westerly side and 156.9 feet on the easterly side and measures 50 feet at the rear.

Being the same property conveyed to Juan Molina and wife, Laura Molina, by Warranty Deed from The Estate of Daniel C. Bechard, dated December 21, 2015 of record in Instrument No. 20151223-0239257, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following;

* Taxes and assessments for the year of 2020 and subsequent years, plus any penalties and interest which may accrue.

This is unimproved property known as: 305 Bridgeway Avenue, Old Hickory, Tennessee 37138.

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 16th day of October, 2019.

NICHOLAS S HOWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 11-17-2019

Juan Molina (SEAL)

Laura Molina (SEAL)

NICHOLAS S HOWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 11-17-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of October, 2019, before me personally appeared Juan Molina and Laura Molina, 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 16th day of October, 2019.

Notary Signature
My commission expires: 11-17-19

NICHOLAS S HOWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 11-17-2019

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 $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michelle Lee Sumner
(Affiant)

Sworn to and subscribed before me this
16th day of October, 2019.

Notary Public
My commission expires: 9/20/20
File No. 2019-352



ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, do hereby make oath that I am a licensed attorney and/or the 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.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY