Name and Address of New Owner:
Juan Jorge Lopez Mena
1009 Massman Dr.
Nashville TN 37217
Send Tax Bills To:
Juan Jorge Lopez Mena
Same

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

Map & Parcel No: 107-09-0-011.00

Karen Johnson Davidson County
Batch# 304125 DEEDWARR
10/22/2019 11:29:30 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20191022-0108164

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, **Patricia O. McRedmond, a widow** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Juan Jorge Lopez Mena, a single man** "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:

Being Lot No. 9 on the Plan of Patricia Heights Annex, of record in Book 2900, Page 37, Register's Office for said County, as follows:

Being the same property conveyed to John J. McRedmond, III and wife, Patricia O. McRedmond, by Warranty Deed from Edward J. Stack and wife, Renate B. Stack, recorded February 7, 1967, of record in Book 4100, Page 347, in the Register's Office of Davidson County, Tennessee. The said John J. McRedmond, III has since died on 08/10/1997 Certificate No 11637626, leaving the subject property vested in Patricia O. McRedmond as surviving tenant by the entirety.

This is improved property known as 1009 Massman Drive, Nashville, Tennessee 37217.

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 17th day of October, 2019.

Patricia McRedmond (SEAL)
Patricia McRedmond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of October, 2019, before me personally appeared Patricia McRedmond, 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 17th day of October, 2019.

Notary Signature
My commission expires: 3-8-2021

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 $190,000.00, 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 17th day of October, 2019.

Notary Public
My commission expires: 3-8-2021
File No. 2019-720

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

True Copy Certification

I, Dellana Lowhorn, 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, Dellana Lowhorn, 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