Karen Johnson Davidson County
Batch# 304259 DEEDWARR
10/22/2019 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $749.44
20191022-0108361

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 202,550.00

Affiant Signature

Subscribed and sworn to before me on this the 21st day of October, 2019

Notary Public

My Commission expires 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Karina Speth
3986 Taylor Rd
Nashville TN 37211

SEND TAX BILLS TO: First Community Mortgage 262 Robert Rose Drive, Murfreesboro TN 37129
XXXXXXX
MAP AND PARCEL NUMBER: Tax ID #: 14708024700

WARRANTY DEED

19NT00941

Effective the 21st day of October, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jose I. Rodriguez-Vallecillo and wife, Elvia Rodriguez

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Karina Ellen Speth, a single woman and Donald Hilary Speth, a married man, as joint tenants with right of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Lot 3 on the Plan of Ackerman Hills, Subdivision of record in Instrument No. 20030627-0089075, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jose I. Rodriguez-Vallecillo and wife, Elvia Rodriguez, by Warranty Deed from Jefferey Ackerman, dated 09/26/2003 and recorded 10/01/2003 as Document No. 20031001-0144835, Register's Office for Davidson County, TN.
This is an improved property commonly known as 410B Rosebank Ave, Nashville, TN 37206.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 21st day of October, 2019

Jose F Rodriguez Vallecillo
Jose I. Rodriguez-Vallecillo

Elvia Rodriguez
Elvia Rodriguez

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jose I. Rodriguez-Vallecillo and Elvia Rodriguez, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 21st day of October, 2019.

Notary Public

My commission expires: 3/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

