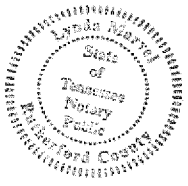
Karen Johnson Davidson County
Batch# 313702 DEEDWARR
11/08/2019 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20191108-0115760



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is **$205,000.00.**

Affiant

Subscribed and sworn to before me, this 8th day of November, 2019.

Notary Public

My commission expires: 8-22-22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Salvador Ramirez and Maria E. Salgado	**Legacy Home loans, LLC**	**163-02-0A-035.00-CO**
5172 Highlander Dr.	**4004 Hillsboro Pike, Ste 216 B**	
Antioch, TN 37013	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Nelso Garcia Perez and Kenia Leyva Robles, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Salvador Ramirez and Maria E. Salgado, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of Hickory Highland Place, Section 3, Phase 1A of record in Plat at Instrument No. 20031014-0151914, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nelso Garcia Perez and Kenia Leyva Robles, husband and wife by Warranty deed from Houman Shirinsouei and Neda Eshragihitehrani, husband and wife of record in Instrument No. 20150116-0004675 Register's Office for Davidson County, Tennessee, dated January 14, 2015 and recorded on January 16, 2015.

This is improved property known as **5172 Highlander Dr., Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of November, 2019.

Nelso Garcia Perez
Nelso Garcia Perez

Kenia Leyva Robles
Kenia Leyva Robles

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nelso Garcia Perez and Kenia Leyva Robles, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of November, 2019.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 19-000337-529

TRUE COPY CERTIFICATION

I, Lynda Marvel, 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 the law.

Lynda Marvel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K. R. Wagner, a notary public for this county and state, Lynda Marvel, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY