Karen Johnson Davidson County
Batch# 318851 DEEDWARR
11/25/2019 10:21:50 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20191125-0121358

WARRANTY DEED

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 6-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph Kaskie 884 Kipling Drive Nashville, TN 37217	United Wholesale Mortgage 585 South Blvd. East Pontiac, MI 48341	107-13-0-010.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Armando Bueso Alvarado, a married man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph Kaskie, unmarried man,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 348, on the plan of MIRO MEADOWS, SECOND ADDITION, as shown on plat of record in Book 1424, Page 112, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Armando Bueso Alvarado, a married man by Warranty Deed from Donald Steven Mason Administrator of the Estate of Linda C. Mason AKA Linda Neely, deceased, dated 01/16/2019 and recorded 01/22/2019, of record in Instrument 201901220006211, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 884 Kipling Drive, Nashville, TN 37217

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

KARLA IDALIA LOPEZ, WIFE OF ARMANDO BUESO ALVARADO, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this the 22nd day of November, 2019.

Armando Bueso Alvarado

Karla Idalia Lopez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Armando Bueso Alvarado and Karla Idalia Lopez, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 22nd of November, 2019.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee
Notary Public
Davidson County