THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35148-11-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me this 6th day of December, 2019. Notary Public My Commission Expires:

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner: Connie Velazquez 605 Meadow Lane Drive Nashville, TN 37221	Send Tax Bills To: New owner	Tax Information: Map and Parcel No.: 128 10 0 190 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jose A. Angeles Carrizosa and Carmen Josefa Diaz, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Connie Velazquez, a single woman ("Grantee") her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 605 Meadow Lane Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 331361 DEEDWARR
12/18/2019 09:27:32 AM 3 pgs
Fees: $18.00 Taxes: $962.00

20191218-0130459

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of December, 2019.

Jose A. Angeles Carrizosa

Carmen Josefa Diaz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jose A. Angeles Carrizosa and Carmen Josefa Diaz, 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.

Witness my hand, at office, this 6th day of December, 2019.

Notary Public

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Holt Meadows, as of record in Plat Book 4300, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jose A. Angeles Carrizosa and Carmen Josefa Diaz, husband and wife, by deed dated March 26, 2002 from William J. Bryan, Jr. and wife, Julie D. Bryan of record in Instrument No. 20020410-0044449, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 128 10 0 190 00.
2. Restrictive Covenants contained in an instrument of record in Book 4767, page 930, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 4300, page 174, Register's Office for Davidson County, Tennessee.