Name and Address of New Owner:
Salvador Cerroblanco and Jeannette Villegas
222 Colt Drive
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 331851 DEEDWARR
12/18/2019 02:04:30 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20191218-0130682

Send Tax Bills To:
SAME

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

Map & Parcel No: 128-10-0-147.00

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, **Francisco Romero Castro and Ma Del Carmen Castro, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Salvador Cerroblanco and Jeannette Villegas, an unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract of parcel of land located in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 144 in the plan of Stacy Square, Section 4, as of record in Book 4460, page 12, Register's Office for Davidson County, Tennessee, to which the plan reference is hereby made.

Being the same property conveyed to Francisco Castro Romero and Ma Del Carmen Castro, husband and wife, by deed from James C. Carter Jr., married, recorded 12/31/2014, of record in Instrument No. 20141231-0119180, Register's Office for Davidson County, Tennessee.

This is improved property known as 222 Colt Dr., Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 10th day of December, 2019.

Francisco Castro (SEAL)
Francisco Romero Castro

Ma Del Carmen Castro (SEAL)
Ma Del Carmen Castro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2019, before me personally appeared Francisco Romero Castro and Ma Del Carmen Castro, 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 10th day of December, 2019.

Notary Signature
My commission expires: 11/6/2023

NAILA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

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 $265,000.00, 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 10th day of December, 2019.

Notary Public
My commission expires: 7-6-20
File No. 2019-780

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

DEBRA A LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Debra A Belt Jr, do hereby make oath that I am a licensed attorney and that I am 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 acknowledged according to law.

State of TN
County of Davidson
Signature

Personally appeared before me Debra Lowhorn, a notary public for this county and state, Debra A Belt Jr., who acknowledges that the certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3/8/2021