Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MY-VRES-19-6220

This instrument prepared by:
Momentum Title, LLC
313 East Main Street
Hendersonville, TN 37075
File Number: 6-19-5847

STATE OF ~~TENNESSEE~~ WASHINGTON
COUNTY OF SNOHOMISH

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2019.

Notary Public
My Commission Expires: NOV. 7 2020

ALYCIA ZUANICH
Notary Public
State of Washington
My Appointment Expires Nov 7, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary Carolyn Roberts 5110 MICHIGAN AVE NASHVILLE, TN 37209	NEW OWNER	091 01 0 059.00

Karen Johnson Davidson County
Batch# 335003 DEEDWARR
12/26/2019 02:59:24 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20191226-0133339

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, I, **Darlene Raquel Valencia, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Carolyn Roberts, married woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 in Block 5 on the Plan of the Cherokee Park Subdivision, of record in Book 161, Page 75, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the North side of Morrow Road and extends back between parallel line with East margin of 22nd Street, now 63rd Avenue, North 150 feet to an alley.

Being the same property conveyed to Darlene Valencia and Paul A. Scullin, husband and wife, by Warranty Deed from Brittney D. Mosley, unmarried, dated November 21, 2014 and recorded on November 26, 2014, of record in Instrument No. 20141126-0109298, in the Register's Office of Davidson County, Tennessee, and being further conveyed to Darlene Raquel Valencia, by Quitclaim Deed from Andrew Paul Scullin, dated March 12, 2015, and recorded on December 12, 2019, of record in Instrument No. 20191210-0127062, in the Register's Office of Davidson County, Tennessee.

Darlene Valencia is one in the same as Darlene Raquel Valencia

This is improved property located at: **6220 Morrow Road, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 23rd day of December, 2019.

GRANTOR:

Darlene Raquel Valencia

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darlene Raquel Valencia, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of December, 2019.

ALYCIA ZUANICH
Notary Public
State of Washington
My Appointment Expires Nov 7, 2020

Notary Public
My Commission expires: NOV. 7 2020