This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 345093 DEEDWARR
01/17/2020 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $965.70
20200117-0006347

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $261,000.00

Affiant Signature

Subscribed and sworn to before me on this the 13th day of January, 2020

Notary Public

My Commission expires 5/15/2021

NAME AND ADDRESS OF PROPERTY OWNER:
Eulices Sanchez Becerril
2622 Timberland Dr
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: 13516005200

WARRANTY DEED

19NT01280

Effective the 13th day of January, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James R. Street, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Eulices Sanchez Becerril and Juan D. Sanchez Javier

Hereinafter called the GRANTEES, their 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. 604 on the Plan of Section 13, Edge-O-Lake Estates, of record in Plat Book 4175 Page 33, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James R. Street, unmarried, by Warranty Deed from Daniel D. Lenerville and Lori Lenerville, husband and wife, dated 09/22/2006 and recorded 10/03/2006, as Document No. 20061003-0122140 Register's Office for Davidson County, TN.

This is an improved property commonly known as 2622 Timberland Dr, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 13th day of January, 2020

James R. Street

James R. Street

State of Colorado
County of Douglas

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, James R. Street, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 13th day of January, 2020.

Marilyn Leggett

Notary Public
Marilyn Leggett
My commission expires: 3/22/2020

MARILYN LEGGETT
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20124018945
My Commission Expires 3/22/2020

1080 WD

Certificate of Authenticity

I, Christy Jones, do hereby make oath that I am a license attorney and/or 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 law.

Christy Jones

Signature

State of Tennessee

County of Davidson

Personally appeared before me Joseph White, **a notary public for this county and state,** Christy Jones **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Notary's Signature

My Commission Expires: 5/15/2021

Notary's Seal (If on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON