Name and Address of New Owner:
Maira Romero and Carlos Daniel Valle Romero
741 Holder Drive
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 345861 DEEDWARR
01/21/2020 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20200121-0007347

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 15002018400

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, **Ralph E. Vogt, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maira Romero and Carlos Daniel Valle Romero, both unmarried,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING Lot Number 62, A, Zone Lot Division of Lot 62 Harbor Gate, Section I, Revised as of record in Plat Book 5200, page 712; revised in Plat Book 8250, page 619, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ralph E. Vogt, an unmarried person by Warranty Deed from Paula G. Gower, unmarried, dated February 24, 2009, Register's Office, Davidson County, Tennessee.

This is improved property known as 741 Holder Drive Nashville, TN 37217

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 16th day of January, 2020.

Ralph E. Vogt by Lewis Gerard Hunley (SEAL)
Ralph E. Vogt, by Lewis Gerard Hunley
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named Lewis Gerard Hunley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ralph E. Vogt, pursuant to a Specific Power of Attorney dated January 15, 2020, and filed of record in Instrument No. 20200116-0005819 in the Register's for Davidson County, Tennessee, and further acknowledged that they executed the same as the free act and deed of Lewis Gerard Hunley, as his attorney in fact.

Witness my hand and official seal this 16 day of January, 2020.

Notary Public _____

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

My Commission Expires: 11-8-21

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 **$170,000.00**, 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
16th day of January, 2020.

Notary Public
My commission expires: 11/08/2022
File No. 19-760

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202001210007347

Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or 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 authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21