This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5938

Karen Johnson Davidson County
Batch# 349121 DEEDWARR
01/27/2020 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20200127-0009670

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $289,900.00

Affiant

Subscribed and sworn to before me, this the 27th day of January, 2020

Notary Public
My Commission Expires: 2-23-21

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rosario Trigueros, Dagoberto Trigueros, and Ada Leticia Valdez De Trigueros 2524 Pennington Bend Road Nashville, TN 37214	USA Lending Corporation 12140 Woodcrest Executive Drive 150 St. Louis, MO 63141	062 01 0 040.00

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/we, **Angela Sullivan, an unmarried woman and Amber Hayes, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rosario Trigueros, unmarried woman and Dagoberto Trigueros and Ada Leticia Valdez de Trigueros, husband and wife,** hereinafter called the Grantee(s), his/her/their 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. 2 on the Plan of Taylorcraft Subdivision, as shown by Plat of record in Plat Book 8250, Page 974, and amended in Book 8250, Page 982 in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Included in the above legal description, but expressly excluded herefrom is the following described tract of land:

Beginning at the point of intersection of the existing Northeast margin of S.R. 155 and the Northwest boundary of the Eric W. Taylor and BFT Investments LTD Partnership property (Tract 11-A of State Project 19076-2235-04); thence with said existing margin Northwesterly 85 feet, more or less to a point; thence with the Southeast boundary of the Eric W. Taylor and BFT Investments LTD Partnership property (Tract 11-C of the State Project 19076-2235-04) North 33 degrees 10 minutes 47 seconds East 128.89 feet to a point, said point being 136.20 feet right of S.R. 155 proposed centerline station 492+95.42; thence with the proposed Northeast margin of said road South 33 degrees 30 minutes 10 seconds East 85.89 feet to a point, said point being 131.53 feet right of S.R. 155 proposed centerline station 492+12.74; thence with said Northwest boundary South 33 degrees 10 minutes 47 seconds West 125.73 feet to the point of beginning, containing 0.23 acres.

Being the same property conveyed to Angela Sullivan, unmarried, and Amber Hayes, unmarried, by Warranty Deed from Michele Johnson, of record in Instrument No. 20150626-0061847, in

the Register's Office of Davidson County, Tennessee, dated June 03, 2015 and recorded on June 26, 2015.

This is ☒ improved or ☐ unimproved property located at: **2524 Pennington Bend Road, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 20__, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their 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 27th day of January, 2020.

GRANTOR:

Angela Sullivan

Amber Hayes

STATE OF TENNESSEE
COUNTY OF Williamson

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

WITNESS my hand and seal at office this 27th day of January, 2020.

Notary Public
My Commission expires: ~~10/2/23~~ SLM
2-23-21

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

