WARRANTY DEED

Karen Johnson Davidson County
Batch# 359991 DEEDWARR
02/19/2020 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200219-0018386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Ibeth Rodriguez Melo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF FEBRUARY, 2020

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

MELANIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Sergio Rueda Gutierrez and Ibeth Rodriquez Melo	SEND TAX BILLS TO: owners a property address	MAP-PARCEL NUMBERS
(NAME) 2636 Somerset Dr	(NAME)	14904021700
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Feve Ehunice Barrera Argueta, married**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Sergio Rueda Gutierrez and Ibeth Rodriguez Melo,** husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

M31 FEBA

Land in Davidson County, Tennessee, being all of Lot No. 326, Edge-O-Lake Estates, Section 9, of record in Plat Book 3700, Page ~~XK~~ Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 326 fronts 82.68 feet along the easterly margin of Somerset Drive and runs back 184.43 feet on the northerly line and 150 feet on the southerly line to a line at the rear measuring 82.81 feet thereon more or less.

Being the same property conveyed to Feve Barrera by virtue of that certain Quit Claim Deed dated June 13, 2019, and being of record at Instrument No. 20190913-0093076 in the Register's Office of Davidson County, Tennessee. Feve Barrera, Feve Ehunice Barrera Argueta and Feve Eunice Delgadillo are all one and the same. Grantor warrants that this property has not been used as her primary residence.

Being the ame property conveyed to Julio A. Jacinto Argueta by Last Will and Testament and Order of Muniment of Title at Docket No. 19P1537 in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2636 Somerset Dr. Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 14th day of February, 2020.

Feve Ehunice Barrera Argueta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Feve Ehunice Barrera Argueta,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of February, 2020.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikka 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, Veni. Kka Branch 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: 7-5-21

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