Name and Address of New Owner:
Miriam L. Lara Gonzalez
8252 Ramstone Way
Antioch, TN 37013

Send Tax Bills To:
Miriam L. Lara Gonzalez
8252 Ramstone Way
Antioch, TN 37013

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

Karen Johnson Davidson County
Batch# 369832 DEEDWARR
03/10/2020 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20200310-0026567

Map & Parcel No: 182120A13600CO

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, **Saul Alexander Ramos Miranda and Maria Magdalena Escobar Reyes, husband and wife**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Miriam L. Lara Gonzalez and Hector Armando Herrada Davila, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 326, on the Plan of Phase 6, Section 6, Apple Valley, of record in Instrument No. 20070125-0010053, rerecorded in Instrument No. 20070205-014781, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Saul Alexander Ramos Miranda and Maria Magdalena Escobar Reyes by Warranty Deed from David lnbeom Jeong and Hyeon Jeong Kim, husband and wife dated December 14th 2015 and recorded December 15th 2015 record in Instrument No. 20151215-0126126, in the Register's Office for Davidson County, Tennessee.

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.

Improved property known as: 7404 Golden Apple Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 26th day of February, 2020.

Saul Alexander Ramos Miranda (SEAL)
Saul Alexander Ramos Miranda

(SEAL)
Maria Magdalena Escobar Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2020, before me personally appeared Saul Alexander Ramos Miranda and Maria Magdalena Escobar Reyes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2020.

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

Notary Signature
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 $329,000.00, 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 26th day of February, 2020.

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

Notary Public
My commission expires: 11-8-21
File No. 20-810

202003100026567

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

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

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212