This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6670

Karen Johnson Davidson County
Batch# 371388 DEEDWARR
03/12/2020 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $240.50
20200312-0027796

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Guillermo Hernandez
Affiant

Subscribed and sworn to before me, this the 12th day of March, 2020

Notary Public
My Commission Expires:



Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Guillermo Hernandez and Maria Guadalupe Sepulveda De La Torre 4554 Brooke Valley Drive Hermitage, TN 37076	New Owner	087-09-0-042

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, **Maria Leticia Diaz Reyes, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Guillermo Hernandez and wife, Maria Guadalupe Sepulveda De La Torre**, 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:

Land in Davidson County, Tennessee, being Lot No. 196A, Zone Lot Division of Lots 108, 195, 196, 204 and 205, Section 8, Valley Grove, according to survey and plat of same appearing of record in Plat Book 5200, page 606; as amended in Plat Book 5200, page 769, in the Register's Office for Davidson County, Tennessee, to which plat references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Maria Leticia Diaz, married by Warranty Deed from William O. Patton and wife, Ruth Patton and Cynthia M. Bickel, married and Gwendolyn M. Doak, married, dated August 7, 2017, recorded August 25, 2017, of record in Instrument No. 20170825-0087601, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

This is improved property located at: **4554 Brooke Valley Drive, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 12th day of March, 2020.

GRANTOR:

Maria Leticia Diaz Reyes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maria Leticia Diaz Reyes, 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 12th day of March, 2020.

Notary Public
My Commission expires: _____

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

202003120027796

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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM