WARRANTY DEED

Karen Johnson Davidson County
Batch# 375086 DEEDWARR
03/20/2020 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20200320-0030563

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$170,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF March 2020

Notary Public

MY COMMISSION EXPIRES: November 6, 2023

(AFFIX SEAL)

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Ricardo Ramirez Olvera	Same as New Owner	080-04-0-023.00
(Name)	(Name)	
1717 County Hospital Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CALDWELL WRIGHT, SR. AND DELORES WRIGHT*** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICARDO RAMIREZ OLVERA** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *husband and wife

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Waukee Heights, of record in Plat Book 2083, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to CALDWELL WRIGHT, SR. AND WIFE, DELORES WRIGHT, by deed from KRISTEN K. HOYLE CRESON (F/K/A KRISTEN K. HOYLE) AND HUSBAND, TRACY L. CRESON, of record as Instrument No. 20070618-0072495, dated June 14, 2007, said Register's Office.

DELORES WRIGHT conveyed her expectancy interest in said property to CHICKASAW TRUST, S.W. WILLIAMSON, AS TRUSTEE, by deed of record as Instrument No. 20170607-0057044, dated September 11, 2016, said Register's Office. CHICKASAW TRUST, S.W. WILLIAMSON, AS TRUSTEE further conveyed her interest in said property to CALDWELL WRIGHT, SR., by Quitclaim Deed of record as Instrument No. 20191031-0112136, dated October 31, 2019, said Register's Office.

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.

Executed by my hand this 13 Day of March 2020.

Caldwell Wright, Sr.

Delores Wright

Delores Wright

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Caldwell Wright, Sr. and Delores Wright personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th of March, 2020.

Notary Public

My Commission Expires: November 6, 2023

(SEAL)

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Please return to
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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: 11-06-2023

MAXINE J. R
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TE