Name and Address of New Owner:
Martin Frias Ruiz and Jessica Y. Naranjo Quezada
3537 Earhart Road
Mt. Juliet, TN 37122

Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 375503 DEEDWARR
03/20/2020 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $923.15
20200320-0030896

Map & Parcel No: 11000007101

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, **Wendi L. McConnell**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Martin Frias Ruiz and Jessica Y. Naranjo Quezada, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, surveyor, and dated January 20, 1964, as follows:

Beginning at an iron pin on the east side of Earhart Road at the southwest corner of real property conveyed to Joe Millard Hicks and wife, Gladys Pugh Hicks, by Deed dated January 10, 1945, and recorded in Book 1305, Page 334, Register's Office for said County; thence South 87 deg. 30' East 376.0 feet to an iron pin; thence North 1 deg. East 244.0 feet to an iron pin; thence south 72 deg. 45' West 445.0 feet to an iron pin on the easterly margin of Earhart Road; thence southeasterly on the east margin of Earhart Road 161.0 feet to the point of the beginning.

Being the same property conveyed to Wendi L. McConnell, unmarried by Warranty Deed from Gwendolyn D. Siekiersky FNA Gwendolyn D. Cox dated November 9th 2005 and recorded November 14th 2005 of record in Instrument No. 20051114-0137149 in said Register's Office, Davidson County, Tennessee.

This property has never been the marital residence of Wendi L. McConnell and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

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: 3537 Earhart Road, Mount Juliet,TN 37122

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 19th day of March, 2020.

Wendi L. McConnell (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 2020, before me personally appeared Wendi L. McConnell, 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 19th day of March, 2020.

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 8/10/2023

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 **$249,500.00**, 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
19th day of March, 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. 20-867

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

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