Prepared by ~~& Return to~~:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0084S-20

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Karen Johnson Davidson County
Batch# 381211 DEEDWARR
04/02/2020 01:01:34 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20200402-0035581

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of March, 2020

Notary Public
My Commission Expires: 7/6/20

| Address of New Owner | Send Tax Bills To: | |
|---|---|---|
| Paola Farias Martinez<br>109 Katherine Court<br>Goodlettsville, TN 37072 | Cardinal Financial Company<br>3701 Arco Corporate Drive<br>Suite 200<br>Charlotte, NC 28273 | Map/parcel: 033-09-0-001.00 |

**WARRANTY DEED**

FOR AND IN 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, I/WE

**Pablo Sibrian Quintanilla and Karen Del Carmen Palacious-Alvarado, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Paola Farias Martinez, a married woman and Gerardo Perez Canas, a married man**

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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Birdwell Subdivision, Phase Two, as of record in Book 7900, Page 762, formerly known as part of Lot No. 1, Brasher Subdivision, of record in Book 6050, Page 415, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Pablo Sibrian Quintanilla and Karen Del Carman Palacios-Alvarado, husband and wife, by Warranty Deed from Lonya M. Allen, unmarried, dated 9/22/2016 and recorded 9/27/2016 in Instrument No. 20160927-0101617, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-38-BR20-109

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 109 Katherine Court Goodlettsville, TN, 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of March, 2020

Pablo Sibrian Quintanilla

Karen Del Carmen Palacios-Alvarado

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Pablo Sibrian Quintanilla and Karen Del Carmen Palacios-Alvarado, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 26th day of March, 2020

Notary Public

My Commission Expires: 10-22-23

BELINDA BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 22, 2023