Karen Johnson Davidson County
Batch# 383259 DEEDWARR
04/08/2020 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $691.90
20200408-0037174

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200300069

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 11/3/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Daniel Cortes **8047 Bienville Dr. Unit X-6** **Nashville, TN 37211**	**Mario Daniel Cortes** **6501 Sunnywood Dr** **Nashville, TN 37211**	**172-12-0D-502.00 CO**

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, WE,

Susan B. Curtis and Howard Holbrook Curtis, Wife and Husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mario Daniel Cortes and Karina A. Donoso, Husband and Wife

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 Unit No. X-6 as shown on Exhibit "A' of the Second Instrument of Correction of record as Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Registers Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record in Instrument No. 20060118-0006550, in said Register's Office.

BEING the same property conveyed to Susan B. Curtis and Howard Holbrook Curtis, wife and husband, by Warranty Deed from Jonathan B. Davis and Jaimee L. Davis, having taken title as Jaimee L. Racelis, husband and wife, dated 5/10/2017 and recorded 5/12/2017 in Instrument No. 20170512-0047265, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **8047 Bienville Dr. Unit X-6, Nashville, TN 37211**
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.

Witness our hands this 31st day of March, 2020.

Susan B Curtis by Howard Holbrook Curtis as her attorney in fact.

Susan B. Curtis by Howard Holbrook Curtis, as her Attorney in Fact

Howard Holbrook Curtis

Howard Holbrook Curtis

Monica Nolasco

MONICA NOLASCO
Notary Public - State of Florida
Commission # GG 199728
My Comm. Expires Jul 20, 2022
Bonded through National Notary Assn.

3/31/20.

STATE OF FLORIDA

COUNTY OF Palm Beach

On this the 31st day of March, 2020, before me personally appeared Howard Holbrook Curtis to me known to be the person who executed the foregoing instrument in behalf of Susan B. Curtis as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Susan B. Curtis.

Witness my hand and official seal at Palm Beach, Florida, this the 31st day of March, 2020.

Commission Expires:_____

Notary Public

Monica Nolasco

MONICA NOLASCO
Notary Public - State of Florida
Commission # GG 199728
My Comm. Expires Jul 20, 2022
Bonded through National Notary Assn.

STATE OF FLORIDA

COUNTY OF Palm Beach.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Holbrook Curtis the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Palm Beach, Florida, this 31st day of March, 2020.

Commission Expires:_____

Monica Nolasco

Notary Public

3/31/20.

MONICA NOLASCO
Notary Public - State of Florida
Commission # GG 199728
My Comm. Expires Jul 20, 2022
Bonded through National Notary Assn.

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON