| WARRANTY DEED | OATH OF CONSIDERATION: |
|---|---|
| Karen Johnson Davidson County<br>Batch# 390988 DEEDWARR<br>04/24/2020 08:34:02 AM 2 pgs<br>Fees: $13.00 Taxes: $177.60<br>20200424-0043032<br>CHARLES E. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | SS.<br>STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $[illegible],000.00<br>X [signature]<br>AFFIANT<br>SWORN TO AND SUBSCRIBED BEFORE ME THIS 21 DAY OF NOVEMBER, 2019.<br>[signature]<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES: 3/15/2021 |

**THIS INSTRUMENT PREPARED BY:**
WOODBINE LEGAL PC
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111
*NO TITLE EXAMINATION*

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| **Mara O. Rivera**<br>**2147 Dayton Avenue**<br>**Nashville, Tennessee 37210** | **Same** | **106 13 0 212.00** |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Jose Martin Hernandez and wife, Julieta Flores Leyva** *(hereinafter called the "Grantors")*, has this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto **Mara O. Rivera** (*hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Plan of Sadler Place, of Record in Book 332, page 31, and that part of the vacated alley No. 1846 between Glenrose Avenue and Alley No. 1847, of record in Book 4854, page 847, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 50 feet on the westerly side of Dayton Avenue and runs back 175.5 feet on the northerly line and 176.7 feet to the southerly line, to an alley, measuring 50 feet thereon.

BEING the same property conveyed to Jose Martin Hernandez, a married person, by warranty deed from Thelmon B. Roberts and wife, Annie Christine Roberts, of record in Deed Book 9954 beginning on Page 852, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to an Easement to Metropolitan Government of record Ordinance No. 0093784, filed for record in Book 9954 Page 547, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **2147 Dayton Avenue, Nashville, Tennessee 37210.**

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 21st day of November, 2019.

GRANTORS:

~~JOSE MARTIN HERNANDEZ~~

JULIETA FLORES LEYVA

**S.S.**
**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

**BEFORE ME**, the undersigned Notary Public of the State and County aforementioned, personally appeared **JOSE MARTIN HERNANDEZ,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

**WITNESS** my hand and seal, this 21st day of November, 2019.

Notary Public
My Comm. Exp.: 3/8/2021

CHARLES E. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**S.S.**
**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

**BEFORE ME**, the undersigned Notary Public of the State and County aforementioned, personally appeared **JULIETA FLORES LEYVA,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

**WITNESS** my hand and seal, this 21. day of ~~November,~~ April. 2020. ~~2019.~~

Notary Public
My Comm. Exp.: November 08, 2022

CARMEN MORALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2022