Karen Johnson Davidson County
Batch# 395880 DEEDWARR
05/05/2020 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20200505-0046995

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Andrew W. Chaney and wife Susan R. Chaney, FIRST** PARTY, which expression shall include heirs, assigns and personal representatives, and **Julia E. Huerta De Avalos and Oscar Avalos Ibarria, wife and husband,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee, being Lot No. 81B on the Plan of the Zone Lot Division of lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 and 107, Rachel Square, Section 2, as of record in Book 6250, Page 542, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew W. Chaney and Susan R. Chaney by deed dated May 20, 1988, of record in Book 7565, Page 707, Register's Office of Davidson County, Tennessee.

Map/Parcel - 75-11-0-255

Property Address: 1003 Rachels Square Drive, Nashville, Tennessee 37076

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 30 day of **April, 2020.**

Andrew W. Chaney
Andrew W. Chaney

Susan R. Chaney
Susan R. Chaney

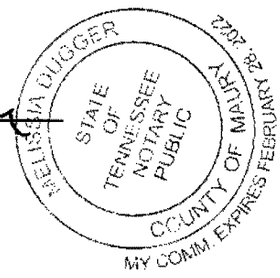
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Andrew W. Chaney and Susan R. Chaney, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of **April, 2020.**

My commission expires:
February 28, 2022

Melissa Dugger
Notary Public



STATE OF TENNESSEE – Davidson COUNTY

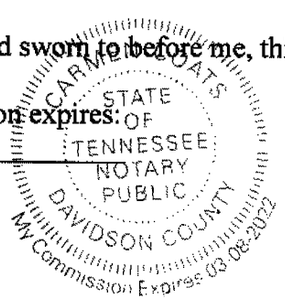
I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$155,000.00.**

Julie Bailey
Affiant

Subscribed and sworn to before me, this 30th day of April, 2020.

My commission expires: _____

Carmen Coats
Notary Public



NEW PROPERTY OWNERS:

Julia E. Huerta De Avalos &
Oscar Avalos Ibarria
1003 Rachels Square Drive
Nashville, Tennessee 37076

PERSON(S) RESPONSIBLE FOR TAXES:

~~SAME~~ Fairway Independent Mortgage Corporation
2021 Richard Jones Rd.
Suite 350C
Nashville, TN 37215

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022