RETURN TO
RUDY TITLE AND ESCROW, LLC
OUR FILE: W SB RM 20 804
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212

Prepared By ~~& Return To~~:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1481TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of May, 2020.

Notary Public
Commission Expiration: 07/06/20

Karen Johnson Davidson County
Batch# 406818 DEEDWARR
05/27/2020 03:54:08 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20200527-0054693

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Andrew Patrick Goldstein and Jordan Taylor Williams 804 Currey Rd Nashville, TN 37217	new owner	120 09 026.00

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, **Claudia Elena Ramirez Bustamante, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Taylor Williams, a single man and Andrew Patrick Goldstein, a single man, as tenants in common with right of survivorship,** 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:

Property known as 804 Currey Rd Nashville, TN 37217, County of Davidson to wit:

Being Lot No. 150 on the Plan of Glengary Park, Section One, of record in Book 2663, Page 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Claudia Elena Ramirez Bustamante, by deed from Kevin Castillo, dated 05/18/2016, filed and recorded 05/23/2016, of record in Instrument No. 20160523-0051443, said Register's Office.

Jose A. Arriola Vigo, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital and any other interest in the subject property.

Tax Map and Parcel ID is as follows 120 09 026.00

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 pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 804 Currey Rd, Nashville, TN 37217

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 my hand this 21st day of May, 2020.

Claudia Elena Ramirez Bustamante

Jose A. Arriola Vigo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of May, 2020, before me personally appeared **Claudia Elena Ramirez Bustamante and Jose A. Arriola Vigo**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 21st day of May, 2020.

Chasity Petty
Notary Public
Commission Expiration: 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021