Karen Johnson Davidson County
Batch# 416333 DEEDWARR
06/16/2020 02:56:30 PM 5 pgs
Fees: $28.00 Taxes: $773.30
20200616-0062317

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203133 After Recording Return To The Above.	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $209,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 5th day of June, 2020. Notary Public My Commission Expires: 9/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 5th day of June, 2020, among:

JENNIFER MONTOYA AND J. WESLEY MONTOYA AND DIANE BROOKS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NIEVES URBINA RODRIGUEZ AND ELIZABETH MEDELLIN MORALES, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 1042 on the Plan of Cherokee Hills, Section 10 of record in Plat Book 4660, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregory Lynn Baldwin, an unmarried person by Warranty deed from Emilie R. Ray Hackman and husband, J. R. Hackman of record in Book 8640, page 932, Register's Office for Davidson County, Tennessee, dated May 29, 1992 and recorded on June 02, 1992.

Being the same property conveyed to Music City Holdings, LLC a Texas limited liability company by Warranty deed from Carolyn F. Head, individually and as executrix of the estate of Gregory Lynn Baldwin of record in Instrument No. 20200102-0000164 Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 02, 2020.

Being the same property conveyed to Jennifer Montoya and J. Wesley Montoya and Diane Brooks by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20200102-0000165 Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 02, 2020. (Value of consideration shown in aforementioned deed $125,000.00.) Being also known as 508 Spann Court Antioch, Tennessee 37013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jennifer Montoya

J. Wesley Montoya

State of CA
County of Contra Costa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jennifer Montoya and J. Wesley Montoya, the within named bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal this 4th day of June, 2020.

Notary Public
My Commission Expires: 08/06/2021

DEVENDRA PATEL
COMM. # 2209098
NOTARY PUBLIC • CALIFORNIA
CONTRA COSTA COUNTY
Comm. Expires AUG. 6, 2021

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Diane Brooks

State of CA
County of Contra Costa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Diane Brooks, the within named bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal this 4th day of June, 2020.

Notary Public
My Commission Expires: 08/06/2021

DEVENDRA PATEL
COMM. # 2209098
NOTARY PUBLIC • CALIFORNIA
CONTRA COSTA COUNTY
Comm. Expires AUG. 6, 2021

Owner Name & Property Address:

Name: Nieves Urbina Rodriguez
Address: 508 Spann Court
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Nieves Urbina Rodriguez
Address: 508 Spann Court
City, State, Zip: Antioch, TN 37013

Tax ID: 148-030-138.00

Certificate of Authenticity

I, Venikkia Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21