This Instrument Prepared By:

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Karen Johnson Davidson County
Batch# 419767 DEEDWARR
06/19/2020 08:49:30 AM 5 pgs
Fees: $28.00 Taxes: $814.00
20200619-0065037

WARRANTY DEED

THIS DEED, made and entered into on this the 11 day of June, 2020, by and between **VICTOR HUGO GUZMAN LOPEZ and ROSITA GUZMAN BRITO**, parties of the first part, and **KINGDOM REDEVELOPMENT BROTHERS CORP INC., A TENNESSEE CORPORATION**, party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold and do hereby grant, bargain, sell, transfer, and convey unto the party of the second part, the following described property PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 21 on the Map of Capitol View Subdivision, of record in Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

And being the same property conveyed to Victor Hugo Guzman Lopez and wife, Rosita Guzman Brito, by Warranty Deed dated December 11, 2014, from Billy R. Johnson and Nell B. Johnson, as husband and wife, which appears of record in the Office of the Register of Deeds for Davidson County, at Nashville, Tennessee, as Document No. 20141215-0114288.

The following information is for descriptive purposes only and shall not be construed as amending or altering the description set forth above in any way:

Tax Map No. 060-16-0-029.00

Property Address: 2707 Brunswick Dr, Nashville, TN 37207

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the party of the second part, its successors and assigns in fee simple forever.

The parties of the first part covenant with the party of the second part that they are lawfully seized and possessed of the property herein described and hereby conveyed, that they have a good right and full authority to convey same, that the same is unencumbered; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2020 are prorated and the payment is assumed by the party of the second part.

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Signature Page to Follow

IN TESTIMONY WHEREOF, Witness the signatures of the parties of the first part hereunto affixed, on the day and year first above written.

VICTOR GUZMAN.
Victor Hugo Guzman Lopez

Rosita Brito R.
Rosita Guzman Brito

STATE OF Tennessee)
:ss
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, VICTOR HUGO GUZMAN LOPEZ AND ROSITA GUZMAN BRITO, A MARRIED COUPLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13th day of June, 2020.

Notary Public

My Commission Expires:

11/08/2022

GLENDA Y. MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Kingdom Redevelopment Brothers Corp, A Tennessee Corporation

Address: 3501 Greens Mill Rd
Spring Hill, TN 37174

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BRIAN BOLL

Sworn to and subscribed before me this the 11th day of June, 2020.

Notary Public

THOMAS HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 5-22-2023

My Commission Expires:

05/22/2023

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

TRUE COPY CERTIFICATION

I, Ashley Davis, 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 SULLIVAN

Personally appeared before me, Kimberly Vires, a notary public for this county and state, Ashley Davis, 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: 8-25-2021

KIMBERLY JO VIRES
STATE OF TENNESSEE
NOTARY PUBLIC
SULLIVAN COUNTY