Karen Johnson Davidson County
Batch# 426589 DEEDWARR
06/26/2020 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $939.80
20200626-0069217

STATE OF ~~TENNESSEE~~ NC North Carolina
COUNTY OF ~~DAVIDSON~~ Cabarrus

The actual consideration or value, whichever is greater, for this transfer is ~~$262,000.00~~ $254,000.00

Richard Walter Grooms, III Tory Grooms
Affiant

Subscribed and sworn to before me, this 22nd day of June, 2020.

Lashonda R. Caldwell
Notary Public

My commission expires: June 5, 2024

Lashonda R Caldwell
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires June 5, 2024

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Miguel Diaz de Leon and Denise D. Diaz de Leon	First Community Mortgage Inc	098-02-0-031.00
5209 Alyadar Dr.	262 Robert Rose Dr Ste 200	
Nashville, TN 37076	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Richard Walter Grooms, III and Tory Grooms, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Miguel Diaz de Leon and Denise D. Diaz de Leon, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 68 on the Plan of Roxborough of record in Plat Book 5200, Page 63, 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 Richard Walter Grooms III and Tory Grooms, husband and wife by Warranty deed from Alexis Danielle Ross, unmarried of record in Instrument No. 20170908-0092644 Register's Office for Davidson County, Tennessee, dated September 07, 2017 and recorded on September 08, 2017.

This is improved property known as **5209 Alyadar Dr., Nashville, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. OR Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of June, 2020.

Richard Walter Grooms, III
Richard Walter Grooms, III

Tory Grooms
Tory Grooms

STATE OF North Carolina
COUNTY OF Cabarrus

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Richard Walter Grooms, III and Tory Grooms, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of June, 2020.

Lashonda R Caldwell
Notary Public
My Commission Expires: June 5, 2024

Lashonda R Caldwell
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires June 5, 2024

SolomonParks File No. 20-000253-526

SP 11/2015

True Copy Certification

I, Melanie Harper, 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 Rutherford

Personally appeared before me, Shannon Gilbert, a notary public for this county and state, Melanie Harper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shannon Gilbert

Notary's Signature

My Commission Expires: 8/19/2023

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY