Name and Address of New Owner:
Charina Pelayo and Sarah Pelayo
718 Shelby Avenue
Nashville, TN 37206

Send Tax Bills To:
Caliber Home Loans, Inc.
P.O. Box 7731
Springfield, OH 45501-7731

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 09304003100

Karen Johnson Davidson County
Batch# 431208 DEEDWARR
07/06/2020 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.13
20200706-0072427

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Socheata Kuch, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sarah E. Pelayo and Charina J. Pelayo, a married couple** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING LOT NO. 214 ON THE MAP OF WILLIAMS' ADDITION TO EDGEFIELD, AS OF RECORD IN BOOK 21, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 50 FEET ON THE SOUTHERLY SIDE OF SHELBY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE WEST MARGIN OF 8TH STREET, 175 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO SOCHEATA KUCH, MARRIED, BY QUITCLAIM DEED FROM TOMMY KUCH, MARRIED, RECORDED ON FEBRUARY 1, 2016, OF RECORD IN INSTRUMENT NO. 20160201-0009693, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO TOMMY KUCH, MARRIED, BY WARRANTY DEED FROM KIMBERLY S. JACKSON AND HUSBAND EDDI JACKSON, RECORDED ON FEBRUARY 1, 2016, OF RECORD IN INSTRUMENT NO. 20160201-0009601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 718 SHELBY AVE., NASHVILLE, TN 37206.

This is not nor has it ever been the pirmary residence of the seller of the sellers spouse.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of July, 2020.

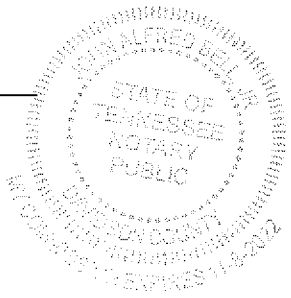
_____(SEAL)
Socheata Kuch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2020, before me personally appeared Socheata Kuch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of July, 2020.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

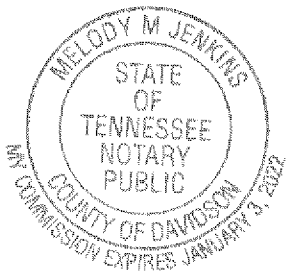
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $584,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
1st day of July, 2020.

_____
Notary Public
My commission expires: _____
File No. 2020-1330



Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), 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, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

