Send Tax Statements To:
New Owner
_____
_____
_____

Karen Johnson Davidson County
Batch# 431614 DEEDWARR
07/07/2020 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20200707-0073024

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Braulio Atanacio Sanchez
1154 Old Jefferson Pike
Smyrna, TN 37167

From Information Furnished By
The Parties

Map and Parcel: 14708022700

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ZOM BOI AND LING LEE, AS TENANTS IN COMMON**, has this day bargained and sold and does hereby transfer and convey unto, **BRAULIO ATANACIO SANCHEZ,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 52 on the plan of Beverly Heights, Section Four, as shown by plat of record in Plat Book 5200, page 263, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Zom Boi and Ling Lee, as tenants in common, by deed from Rigoberto Garcia and Ana Maria Torres, Husband and Wife, dated January 30, 2015, appearing of record in Instrument Number 20150202-0009280, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants contained in instrument of record in Book 5626, page 220 and Book 5682, page 95; and to any and all matters shown on said plat and survey of record in Book 5200, page 263; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **BRAULIO ATANACIO SANCHEZ,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 15th day of June, 2020.

Amanda M Clark State of Tennessee Notary Public Rutherford County

Zom Boi

Ling Lee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Zom Boi and Ling Lee, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 15th day of June, 2020.

Amanda M Clark State of Tennessee Notary Public Rutherford County

NOTARY PUBLIC
My Commission Expires: 11/20/2021

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, 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 15th day of June, 2020.

Amanda M Clark State of Tennessee Notary Public Rutherford County

NOTARY PUBLIC
My Commission Expires: 11/20/2021

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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.

Name: **Sheri Morgan**
Title: **President**

STATE OF TN
COUNTY OF **Rutherford**

Witness my hand and official seal.



Notary Public: **Brandie A Phillips**
My Commission Expires: **06/21/2020**
Commission #: **na**