Karen Johnson Davidson County
Batch# 433160 DEEDWARR
07/08/2020 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $782.55
20200708-0073986

Prepared by:
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Attorney at Law
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $211,500.00

Affiant

Subscribed and sworn to before me this 29th day of June, 2020.

Notary Public
My commission expires: 11.8.21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Address of New Owner:	Send Tax Bills to:	Tax Information
Jesus Villarreal Rodriguez and Claudia Iveth Fuentes Reynoso 421 Dawn Drive Nashville, TN 37211	New owner	133-12-0-177

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Derrick Sandoval and Michelle Sandoval, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jesus Villarreal-Rodriguez and Claudia Iveth Fuentes Reynoso, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9 on the Plan of Section Two, Greenwood Hills, of record in Book 4955 Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Derrick Sandoval and Michelle Sandoval by deed from Michele Johnson of record in Instrument No. 20171115-0117485, Register's Office for Davidson County, Tennessee, and dated October 27, 2017.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Greenwood Hills of record in Plat Book 4955 Page 31 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 5071, Page 50 in the official records of the Davidson County Register of Deeds.

3. Avigation Easement and Contract of record in Book 9639 Page 748 Register's Office for Davidson County, Tennessee.

This property is improved property known as 421 Dawn Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 29th day of June, 2020.

Derrick Sandoval

Michelle Sandoval

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of June, 2020, before me personally appeared Derrick Sandoval and Michelle Sandoval, 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 29th day of June, 2020.

Notary Signature
My ~~commission~~ expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202007080073986

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212