Karen Johnson Davidson County
Batch# 435733 DEEDWARR
07/13/2020 08:29:46 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20200713-0075938

This instrument prepared by:
DAVIS LAW FIRM
101 1st Ave North
Lewisburg, TN 37091

GIS Map 173-01, Parcel 223
Office of Davidson County, TN Assessor of Property
Property Address: 325 Cedarcreek Drive, Nashville, TN 37211

WARRANTY DEED

FROM: JESUS M. GARZA (OROPEZA) AND ANTONIO HERRERA
TO: CARLOS TORRES LAZO AND FERNANDO JOSE LAZO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, we, the undersigned, JESUS M. GARZA (OROPEZA) AND ANTONIO HERRERA, have this day bargained and sold, and do, by these presents, transfer and convey unto CARLOS TORRES LAZO AND FERNANDO JOSE LAZO, their heirs and assigns, all our right, title and interest in and to the following described realty located in the Davidson County, Tennessee, and being further described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section V, Monte Carlo, of record in Book 6250, Page 383, Register's Office for said County to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jesus M. Garza, unmarried and Antonio Herrera, married, by Warranty Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20130325-0029342, in the Register's Office of Davidson County, Tennessee, dated March 25, 2013 and recorded on March 25, 2013.
>
> This conveyance is subject to any and all existing easements for roads, rights of way and utilities which may affect the property.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, in fee simple forever.

The Grantors COVENANT that they are lawfully seized and possessed of the granted realty; that they have a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that they will forever warrant and defend the title thereto unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS OUR HANDS this 10th day of July, 2020.

Leeri M. Garza P.O.A.
LUIS MANUEL GARZA VILLAREAL,
AS POWER OF ATTORNEY FOR JESUS M. GARZA (OROPEZA)

Leeri M. Garza P.O.A.
LUIS MANUEL GARZA VILLAREAL,
AS POWER OF ATTORNEY FOR ANTONIO HERRERA

THIS INSTRUMENT SHOULD BE RECORDED IN THE REGISTER'S OFFICE OF MARSHALL COUNTY, TENNESSEE AS SOON AS POSSIBLE AFTER HAVING BEEN SIGNED.

STATE OF Tennessee
COUNTY OF Marshall

On this 6 day of July, 2020 before me personally appeared LUIS MANUEL GARZA VILLAREAL, AS POWER OF ATTORNEY FOR JESUS M. GARZA (OROPEZA), to me known to be the person described herein, and who executed the foregoing and attached instrument, and who acknowledged that he executed the same as his free act and deed and on behalf of the owner/principal, JESUS M. GARZA (OROPEZA), AS AUTHORIZED BY THE POWER OF ATTORNEY RECORDED IN THIS COUNTY.

My Commission Expires: 1-26-21

IN WITNESS WHEREOF, I hereunto affix my signature and official seal in the County and State aforesaid.

NOTARY PUBLIC

AMY SANFORD STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF Tennessee
COUNTY OF Marshall

On this 6 day of July, 2020 before me personally appeared LUIS MANUEL GARZA VILLAREAL, AS POWER OF ATTORNEY FOR ANTONIO HERRERA, to me known to be the person described herein, and who executed the foregoing and attached instrument, and who acknowledged that he executed the same as his free act and deed and on behalf of the owner/principal, ANTONIO HERRERA, AS AUTHORIZED BY THE POWER OF ATTORNEY RECORDED IN THIS COUNTY.

My Commission Expires: 1-26-21

IN WITNESS WHEREOF, I hereunto affix my signature and official seal in the County and State aforesaid.

NOTARY PUBLIC

AMY SANFORD STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF MARSHALL

The undersigned makes oath that the actual value or consideration of this transfer is $ 190,000.

AFFIANT

Sworn to and subscribed before me this 6 day of July, 2020

My Commission Expires: 1-26-21

Notary Public

AMY SANFORD STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

TAXES WILL BE PAID BY: NEW OWNER
Carlos & Fernando Lazo
157 Claybrook Lane
Antioch, TN 37013