Name and Address of New Owner:
Juan Recardo Arevalo Garcia and Flor De Maria Portillo De Arevalo
3904 Eckhart Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 452087 DEEDWARR
08/06/2020 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $939.80
20200806-0087654

Map & Parcel No: 13409001400

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, **Oscar H. Del Cid, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Juan Recardo Arevalo Garcia and Flor De Maria Portillo De Arevalo, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 78 on the plan of Greenwood Hills, Section 4, of record in Plat Book 4955, Page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Oscar H. Del Cid, married by Quitclaim Deed from Ramon Lopez, unmarried dated January 21st 2002 and recorded January 29th 2002 of record in Instrument No. 20020129-0012439 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Oscar H. Del Cid and Ramon Lopez by Warranty Deed from James R. Anderson and wife, Dorothy S. Anderson, dated December 17th 1999 and recorded January 7th 2000 of record in Instrument Number 20000107-0002491 in the Register's Office for Davidson County, Tennessee.

Glenda E. Del Cid, wife of Oscar H. Del Cid, joins in the execution of this instrument for the purpose of relinquishing all of her rights, title and interest in and to this subject property.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 31st day of July, 2020.

_____(SEAL)
Oscar H. Del Cid

_____(SEAL)
Glenda E. Del Cid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2020, before me personally appeared Oscar H. Del Cid and Glenda E. Del Cid, 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 31st day of July, 2020.

_____
Notary Signature
My commission expires: 11.8.21

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

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 $254,000.00, 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
31st day of July, 2020.

_____
Notary Public
My commission expires: 11.8.21
File No. 20-981

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

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
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