WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Y-SB-KW-20-1253

(AF

Karen Johnson Davidson County
Batch# 465363 **DEEDWARR**
08/27/2020 10:07:13 AM 2 pgs
Fees: $13.00 Taxes: $934.25

20200827-0097187

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose E. Alvarenga Figueroa and Maria Menjivar Navarrete	**New Owner**	
(NAME) **1253 Shawnee Road**	(NAME)	**052-12-0-109.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIRSTEN ANJA POHLE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE E. ALVARENGA FIGUEROA AND MARIA MENJIVAR NAVARRETE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Section 2, Sequoia Valley of record in Plat Book 3700, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northeasterly margin of Shawnee road, common Corner of Lots Nos. 72 and 73; thence with the line between said two lots Northeasterly 120.0 feet; thence with the line between Lots Nos. 71 and 72 Southeasterly 124.7 feet to a point in the Northwesterly Margin of Sioux Terrace; thence with said Margin Southwesterly 20.5 feet and 79.0 feet; thence Around a curve Westerly 39.27 feet to a point in the Northeasterly Margin of Shawnee Road; thence with said Margin Northwesterly 100.0 feet to the Beginning.

Being the same property conveyed to Kirsten Anja Pohle, unmarried by Warranty deed from Terry Spence, an unmarried man of record in Instrument No. 20171027-0110325 Register's Office for Davidson County, Tennessee, dated October 24, 2017 and recorded on October 27, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4047, Page 877, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1253 Shawnee Road, Madison, Tennessee 37115**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 24th DAY OF AUGUST, 2020.

Kirsten Anja Pohle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIRSTEN ANJA POHLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212