Karen Johnson Davidson County
Batch# 466200 DEEDWARR
08/28/2020 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20200828-0097804

STATE OF TENNESSEE OFFICIAL NOTARY PUBLIC CHRISTY MICHELLE JONES DICKSON COUNTY MY COMMISSION EXPIRES 2-27-2021	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $225,000.00 Affiant Subscribed and sworn to before me, this 26th day of August, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maria Josefina Ayala Angel	New owner	**15006007100**
2985 Brantley Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Maria Velez, Abigail Velez, and Estrellita Velez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARIA J AYALA ANGEL, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 83 on the Plan of Section Two, Percy Priest Meadows Subdivision, as of record in Plat Book 4860, Page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Armando Velez and Maria M. Velez, by Special Warranty Deed from Deutsche Bank National Trust Co. as Indenture Trustee under the Indenture relating to IMH Assets Corp. Collateralized Asset Backed Bonds Series 2003-11, dated January 28, 2009, of record in Instrument No. 20090213-0012638, Register's Office for Davidson County, Tennessee. Maria M. Velez conveyed subject property to Maria M. Velez and Rosa Maria Fuentes, by Quitclaim Deed, dated January 29, 2013, of record in Instrument No. 20130401-0031508, Register's Office for Davidson County, Tennessee. Maria Velez conveyed subject property to Maria Velez, Abigail Velez, and Estrellita Velez, joint tenants, with rights of survivorship, by Quitclaim Deed, dated August 7, 2019, of record in Instrument No. 20190812-0079816, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2985 Brantley Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Maria M Velez Date: 8/26/20
Maria Velez

Abigail Velez Date: 8/26/20
Abigail Velez

Estrellita Velez Date: 8/26/20
Estrellita Velez

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Maria Velez, Abigail Velez, and Estrellita Velez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 12.1.20

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jill Neely **do hereby make oath that I am a license attorney and/or 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.**

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024