Karen Johnson Davidson County
Batch# 470786 DEEDWARR
09/04/2020 10:27:30 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20200904-0101241

Prepared by and Return to:
Summit Title Company, LLC
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 240,000.00

Affiant

Subscribed and Sworn before me this 31st day of August, 2020.

Notary Public
My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Cecilia Polina Cuadros and J. Rogelio Polina Arriaga 5029 Highlander Drive, Nashville, TN 37013	The same	118302000400

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, **Martin Raymundo Ramos and Albertina Hernandez Rodriguez de Raymundo, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cecilia Polina Cuadros and J. Rogelio Polina Arriaga, joint tenants,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 51, on the Plan of Hickory Highland, Phase 3 of record in Plat Book 9700, Page 798, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia J. Hackmey-Fierro, A Single Person, by deed of record in Instrument Number 20031003-0146476 Register's Office for Davidson County, Tennessee.

Further conveyed to Martin Raymundo Ramos, a married man, by Warranty Deed dated June 15, 2007, from Cynthia J. Hackney-Fierro, unmarried, and filed for record in Instrument No. 20070620-0073568, said Register's Office. The said Albertina Hernandez Rodriguez de Raymundo, the spouse of Martin Raymundo Ramos, joins in this conveyance to convey and rights, title, and interest, marital or otherwise.

Subject to the Declaration of Covenants, Conditions or Restrictions, recorded in Book 10421, Page 239 and Book 11306, page 572; Easement in a Deed of Conveyance to the Metropolitan Government Nashville and Davidson County in Book 10868, page 883 and Book 10868, page 923, in the official records of the Davidson County Recording Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 5029 Highlander Drive, Nashville, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 August, 2020

Martin Raymundo Ramos

Albertina Hernandez Rodriguez de Raymundo

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Martin Raymundo Ramos and Albertina Hernandez Rodriguez de Raymundo with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 31st day of August 2020.

Notary Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, John A Ball Jr. 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Ball Jr. 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 3-8-2021
Notary Seal (if on paper)

DIANA LOWTON NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY