Cindy L Briley, Register
Sumner County Tennessee
Rec #: 1009132 Instrument #: 1323806
Rec'd: 25.00 Recorded
State: 0.00 8/13/2020 at 1:42 PM
Clerk: 0.00 in Record Book
Other: 2.00 5307
Total: 27.00 PGS 471-475

1:42

NEW PROPERTY OWNER IS AND SEND TAX BILLS TO:
MISLENI DEL CARMEN VALDIVIESO
156 LUNA LANE
HENDERSONVILLE, TN 37075

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

Karen Johnson Davidson County
Batch# 471047 DEEDWARR
09/08/2020 08:38:56 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20200908-0101574

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN ($10.00) DOLLARS**, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, MISLENI EASTMAN A/K/A MISLENI TURCIOS,** have this day bargained and sold and by these presents do hereby transfer and convey unto **VICKI GRANTHAM, TRUSTEE** with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary therein, her successors and assigns, the following described lots, tracts or parcels of land, situated in Sumner County, Tennessee and Davidson County, Tennessee, as follows:

PARCEL 1:

MAP 163M, GROUP D, PARCEL 017.00

TRACT 1: Land in Sumner County, Tennessee, being Lot Number 22, on the Plan of Twin Oaks Subdivision, Section One, as shown on plat of record in Plat Book 6, Page 47, in the Register's Office of Sumner County, Tennessee, to which plat reference is hereby made for a more particular description.

TRACT 2: Beginning at an iron pin being the rear lot corner between Lots Number 22 and Number 23 on the Plan of Twin Oaks Subdivision as of record in Plat Book 6, Page 47 R.O.S.C. TN and being the Southeast corner of this tract. Thence: North 01 degrees 58 minutes 00 seconds East, 102.95 feet to an iron pin in the South line of a tract owned by Jewel Brock as of record in Record Book 163, Page 819 R.O.S.C. TN. Thence: with the line of Brock, North 70 degrees 30 minutes 21 seconds West 101.88 feet to an iron pin. Thence: with the East line of a tract owned by Gloria Lombardo as of record in Record Book 56, Page 50 R.O.S.C. TN. South 01 degrees 48 minutes 55 seconds West, 133.64 feet to an iron pin. Thence: with the Northerly line of Lot Number 22 on the Plan of Twin Oaks Subdivision, South 88 degrees 02 minutes 00 seconds East, 96.80 feet to the point of beginning.

BEING the same property conveyed to Misleni Eastman by Quitclaim Deed from Kenneth Tate Eastman dated June 17, 2011 and of record in Record Book 3446, Page 836 in the Register's Office for Sumner County, Tennessee

PARCEL 2:

MAP AND PARCEL NUMBER: 162-13-15.00

Land in Davidson County, Tennessee, being Lot Number 15 on the Revised Plan of Section One Cedarwood Estates, of record in Book 4675, Page 62, Register's Office for said County. Said Lot Number 15 fronts 31.42 feet on the Northerly margin of the cul de sac at the

terminus of Cedar Valley Court and extends back 134.99 feet on the Easterly line and 184.24 feet on the Southwesterly line to a dead line in the rear, measuring 137.88 feet thereon.

BEING the same property conveyed to Misleni Eastman by Special Warranty Deed from Citifinancial Inc., a Tennessee Corporation dated November 18, 2011 and of record in Instrument Number: 20111201-0093491 in the Register's Office for Davidson County, Tennessee.

PARCEL 3:

MAP 033J, GROUP G, PARCEL 015.00

LAND referred to herein below is situated in the County of Sumner, State of TN and is described as follows:

ALL that parcel of land in City of Portland, Sumner County, State of Tennessee, as more fully described in Deed Book 2805, Page 502, ID# 33J G 15.00 being known and designated as:

BEGINNING at a point on the North edge of Graves Ave. said point being the Southwest corner of the property and being 428.5 feet, more or less, West of the West margin of Russell Street; thence Northerly 104 feet to a point; thence Westerly 80 feet to a point; thence running in a Southerly direction 104 feet to the North edge of Graves Ave.; thence running along said Ave. 80 feet to the beginning.

BEING the same property conveyed to Misleni Turcios by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association by Shapiro & Kirsch, LLP n/k/a Shapiro & Ingle, LLP the Attorney in Fact dated September 21, 2016 and of record in Record Book 4394, Page 418 in the Register's Office for Sumner County, Tennessee.

PARCEL 4:

MAP 42, PARCEL 23

LAND in Sumner County, Tennessee, being Lot No. 1 on the plan of FINAL PLAT OF MICHAEL NEIL BROWN PROPERTY SUBDIVISION, as shown by plat of record in Plat Book 20, Page 160 in the Register's Office for Sumner County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Misleni Turcois by Warranty Deed from Bonnie Marie Cercantes dated September 20, 2017 and of record in Record Book 4611, Page 406 in the Register's Office for Sumner County, Tennessee.

THE SAID MISLENI DEL CARMEN TURCIOS WAS DIVORCED ON MARCH 25, 2019 IN THE SUMNER COUNTY, TENNESSEE, CHANCERY COURT, DOCKET NUMBER: 2018-DM-213 AND PER THE FINAL DECREE OF DIVORCE DATED MARCH 25, 2019, SHE WAS RESTORED TO HER PRIOR NAME OF MISLENI DEL CARMEN VALDIVIESO

TO HAVE AND TO HOLD the above described lots, tracts or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said

VICKI GRANTHAM, TRUSTEE, with full power to sell, mortgage, or otherwise encumber without the joinder of any beneficiary therein, her successors and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described lots, tracts or parcels of land, that I have a good right to convey same, and that the same is unencumbered EXCEPT for 2020 real estate taxes, applicable zoning and building regulations, and all visible easements and Restrictions, if any.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lots, tracts or parcels of land, unto the said VICKI GRANTHAM, TRUSTEE, with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary therein, her successors and assigns, against the lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

AND NOW, I, VICKI GRANTHAM, TRUSTEE, for and in consideration of the sum of **TEN ($10.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, do hereby transfer and convey unto **MISLENI DEL CARMEN VALDIVIESO,** her heirs and assigns, the hereinabove described lots, tracts or parcels of land, reference to which is hereby made for a more complete description of said property.

TO HAVE AND TO HOLD the above described lots, tracts or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **MISLENI DEL CARAMEN VALDIVIESO,** her heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described lots, tracts or parcels of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2020 real estate taxes, applicable building and zoning regulations, and all visible easements and Restrictions, if any.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lots, tracts or parcels of land, unto the said **MISLENI DEL CARMEN VALDICIESO,** her heirs and assigns, against all lawful

claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 4th day of August, 2020.

MISLENI DEL CARMEN VALDIVIESO F/K/A MISLENI EASTMAN AND MISLENI TURCIOS

VICKI GRANTHAM, TRUSTEE

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MISLENI DEL CARMEN VALDIVIESO,** one of the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 4th day of August, 2020.

SANDRA E. KETCHUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

NOTARY PUBLIC

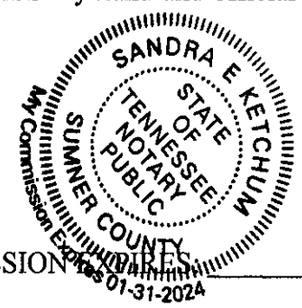
MY COMMISSION EXPIRES:_____

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **VICKI GRANTHAM, TRUSTEE**, one of the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 12th day of August, 2012.



Sandra E. Ketchum
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

O A T H

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ STR 0 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Maribel del Carmen Valdivia
AFFIANT

SUBSCRIBED and sworn to before me, this the 12th day of August, 2020.

Sandra E. Ketchum
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

