WARRANTY DEED

Karen Johnson Davidson County
Batch# 471180 DEEDWARR
09/08/2020 10:08:26 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200908-0101755

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,999.00.

Lakin Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rosalyn Theodora Blakely	NEW OWNER	Parcel ID: 060 02 0 233.00
(NAME)	(NAME)	
3073 Richmond Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jose Angel Delatorre and Charlotte Caroline Delatorre, as Trustees of the Jose Angel Delatorre and Charlotte Caroline Delatorre Living Trust, dated 23 May 2018**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Rosalyn Theodora Blakely**, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 175 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, Pages 119-120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jose Delatorre and Charlotte Delatorre, Husband and Wife By Warranty Deed from The Fuller Group, Inc., a Nevada Corporation dated July 28, 2017 recorded July, 31, 2017, of record as Instrument No. 20170731-0077090, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Jose Angel Delatorre and Charlotte Caroline Delatorre, as Trustees of the Jose Angel Delatorre and Charlotte Caroline Delatorre Living Trust, dated 23 May 2018 By Quit Claim Deed from Jose Delatorre and Charlotte Delatorre, husband and wife dated May 23, 2018 recorded May 30, 2018, of record as Instrument No. 20180530-0051447, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3073 Richmond Hill Drive, Nashville, TN 37207

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 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 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.

Witness our hands this 28 day of August, 2020

Jose Angel Delatorre and Charlotte Caroline Delatorre, as Trustees of the Jose Angel Delatorre and Charlotte Caroline Delatorre Living Trust, dated 23 May 2018

BY: _____
Jose Angel Delatorre, Co-Trustee

BY: _____
Charlotte Caroline Delatorre, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jose Angel Delatorre and Charlotte Caroline Delatorre with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Co-Trustees of the Jose Angel Delatorre and Charlotte Caroline Delatorre Living Trust, dated 23 May 2018, the within named bargainors, and that they as such Co-Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~31st~~ 28th day of August, 2020.

_____
Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024