RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 489486 DEEDWARR
10/05/2020 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20201005-0115001

STATE OF TN)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $315,000.00.

Affiant

Sworn to and subscribed before me this 2 day of October, 2020.

Notary Public

My Commission Expires: 11/08/2022

(SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Nelly Del Castillo Maldonado 7171 Lama Terra Drive Goodlettsville, TN 37072	New Owner(s) AT PROPERTY ADDRESS	016-00-0-190.00

This Indenture is made on the 2nd day of October, 2020, by and between **JAMES T. WARREN AND WIFE, TRACY R. WARREN** ("Grantor"), and **NELLY DEL CASTILLO MALDONADO** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 09 on the Plan of Ridgeview Estates, Section Two, Phase 1 of record in Plat Book 6900, Page 181, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 150.00 feet on the Northwesterly margin of Lama Terra Drive and extends back 506.51 feet on the Southwesterly line and 501.62 feet on the Northeasterly line to a dead line in the rear, measuring 150.00 feet thereon.

Being the same property conveyed to James T. Warren and wife, Tracy R. Warren by Warranty deed from Grover W. Hastings and wife, Martha L. Hastings of record in Book 10957, page 243, Register's Office for Davidson County, Tennessee, dated May 29, 1998 and recorded on July 02, 1998.

This is improved property known as 7171 Lama Terra Drive, Goodlettsville, TN 37072.

This conveyance is being made subject to:

1. Taxes for the year 2020, and subsequent years a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 181, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 7104, Page 593, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Deed of Conveyance of record in Book 7681, Page 591, in the Register's Office for Davidson County, Tennessee.

5. Restrictive Covenant for Detached Structure recorded on September 30, 2010 of record in Instrument Number 20100930-0077765, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 2nd day of October, 2020.

GRANTOR:

James T. Warren

Tracy R. Warren

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JAMES T. WARREN AND TRACY R. WARREN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of October, 2020.

Patti Robitaille
Notary Public

My Commission Expires: 03/01/2023

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 01, 2023

Certificate of Authenticity

I, Venikkia Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21