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

Karen Johnson Davidson County
Batch# 503008 DEEDWARR
10/29/2020 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20201029-0125592

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00

Nichole L Dowling
Affiant

Subscribed and Sworn before me this 23rd day of October , 2020.

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

Notary Public
My commission expires: 7-5-21

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jerardo E. Tzaquitzal-Vilorio 6016 Panama Drive, Nashville, TN 37076	The same	086-01-0-009

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, **Joanna M. Wachtel, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jerardo E. Tzaquitzail Vilorio,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No.9, on the Plan of Dodson Heights, as shown by plat appearing of record in Plat Book 2900, Page 113, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being all or part of the same property conveyed to Capital Journey, LLC by virtue of that certain Trustee's Deed dated October 1, 2008, at Instrument No. 20081008-0101968 in the Register's Office of Davidson County, Tennessee.

Further being conveyed to Joanna M. Wachtel by Deed from Capital Journey, LLC, a Tennessee Limited Liability Company on June 3, 2010, and filed for record in Instrument No. 20100607-0044053, said Register's Office.

The said Joanna M. Wachtel is now married.

The said property has never been the marital residence.

This is improved property known as 6016 Panama Drive Nashville TN 37076

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 23rd day of October, 2020

Joanna M. Wachtel

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, Joanna M. Wachtel, a married woman, 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 seal this 23rd day of Oct, 2020.

Notary Signature

My commission expires:



Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022