THIS INSTRUMENT PREPARED BY:
RETURN TO:
Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 508263 DEEDWARR
11/03/2020 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $949.79
20201103-0128465

ADDRESS NEW OWNER
Alex Wilfredo Aguinada Gonzalez
3149 Kinwood Dr.
Antioch, TN 37013

SEND TAX BILLS TO
new owner at property address

MAP/PARCEL
150-09-0-192.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHRISTINA ZIMMERMAN, MARRIED,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **ALEX WILFREDO. AGUINADA GONZALEZ AND ANA L. RIVAS DE AGUINADA, A MARIED COUPLE,** ("Grantees" herein), their heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 120, on the plan of Forest View Park, Phase II, Section V, of record in Book 6250, page 458 (erroneously referenced as page 468 on previous deeds), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTINA J. CRAWLEY, AN UNMARRIED PERSON, by deed from LENNIE A. GEORGE, AN UNMARRIED PERSON, of record in Instrument No. 20031203-0173859, dated November 19, 2003, said Register's Office. Being further conveyed to CHRISTINA ZIMMERMAN, MARRIED, by quitclaim deed from CHRISTINA J. CRAWLEY, NKA CHRISTINA J. ZIMMERMAN, MARRIED, of record in Instrument No. 20130214-0014921, dated February 4, 2013, said Register's Office.

Harry Zimmerman, Jr. joins in the execution of this instrument to convey his marital interest in the subject property.

This is improved property known as: 3149 Kinwood Dr., Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his heirs and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 29th day of October, 2020.

CHRISTINA ZIMMERMAN

HARRY ZIMMERMAN, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared CHRISTINA ZIMMERMAN AND HARRY ZIMMERMAN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 29th day of October, 2020.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$256,700.00.**

Affiant

Sworn to and subscribed before me this 29 day of October, 2020.

Notary Public

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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