This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 508513 DEEDWARR
11/03/2020 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20201103-0128788

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 250,000.00

Affiant Signature

Subscribed and sworn to before me on this the ___ day of October, 2020.

Notary Public
My Commission expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
VERONICA ALICIA RAMOS ROBLES AND JAVIER GONZALEZ MONTES DE OCA
2868 Lyncrest Dr, Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

Tax ID: 09613010200

WARRANTY DEED

20NT02034

Effective the 20th day of October, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTORS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

LINDSEY E. HOUCHENS N/K/A LINDSEY E. SULLIVAN AND KEITH W. SULLIVAN, WIFE AND HUSBAND

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

VERONICA ALICIA RAMOS ROBLES AND JAVIER GONZALEZ MONTES DE OCA, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Twin Lawn Subdivision, Section 2, of record in Book 2854, Page 44, Register's Office for said County, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Lindsey E. Houchens, an unmarried person, by Warranty Deed from Brian Berkon and Julie Berkon, husband and wife, dated 10/14/2008 and recorded 10/17/2008 as Instrument No. 20081017-0104625, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2868 Lyncrest Dr, Nashville, TN 37214

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 my hand this the 26 day of OCTOBER, 2020

LINDSEY E. HOUCHENS N/K/A LINDSEY E. SULLIVAN

KEITH W. SULLIVAN

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **LINDSEY E. HOUCHENS N/K/A LINDSEY E. SULLIVAN AND KEITH W. SULLIVAN,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 26 day of October, 2020.

Notary Public
My commission expires: 2-10-2024

DOMINIQUE P ANDERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 10, 2024
COUNTY OF WILSON

Certificate of Authenticity

I, Jill Neely **do hereby make oath that I am a license attorney and/or 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.**

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Notary's Signature

My Commission Expires: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024