Name and Address of New Owner:
Conrado Navarro Najera and Nallely Cruz Piedra
2934 Morgan Road
Joelton, TN 37080

Send Tax Bills To:
Cardinal Financial Company, LP DBA Peoples Home Equity
3701 Arco Corporate Drive, Suite 200
Charlotte, NC 28273

Karen Johnson Davidson County
Batch# 515237 DEEDWARR
11/12/2020 11:19:16 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20201112-0133291

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 015-00-0-204.00

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, **Carolyn Craig, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Conrado Navarro Najera and Nallely Cruz Piedra, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Forest View Ridge of record in Plat Book 5200, Page 477, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carolyn Craig, and unmarried person by Warranty deed from Martin F. Hampton and wife, Cecelia A. Hampton of record in Instrument No. 20020912-0111222 Register's Office for Davidson County, Tennessee, dated September 05, 2002 and recorded on September 12, 2002.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2934 Morgan Road, Joelton, TN 37080

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 6th day of November, 2020.

_____(SEAL)
Carolyn Craig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of November, 2020, before me personally appeared Carolyn Craig, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of November, 2020.

_____
Notary Signature
My commission expires: 11-8-21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
6th day of November, 2020.

_____
Notary Public
My commission expires: 7/9/24
File No. 20-1539

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024