Name and Address of New Owner:
Victor Hugo Moran and Yesenia Violeta Martinez Rodriguez
404 Owendale Dr.
Antioch, TN 37013

Send Tax Bills To:
Tower Community Bank
4564 Main St.
Jasper, TN 37347

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 515251 DEEDWARR
11/12/2020 11:24:21 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20201112-0133321

Map & Parcel No: 150-05-0-042.00

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, **Brandon Adams, Trustee of The 404 Owendale Dr Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Victor Hugo Moran and Wife, Yesenia Violeta Martinez Rodriguez,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Section II, Cherry Hills, of record in Plat Book 3700, Page 143, 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 Thomas G. Holly Jr. and Patricia M. Holly, husband and wife, by Warranty deed from Leroy C. King, unmarried, of record in Instrument No. 20100928-0076950 Register's Office for Davidson County, Tennessee, dated September 23, 2010 and recorded on September 28, 2010. (Value of consideration shown in aforementioned deed $119,900.00.)

Being the same property conveyed to Brandon Adams, Trustee of The 404 Owendale Drive Trust, of record in Instrument No. 20200803-0085003, Register's Office for Davidson County, Tennessee, signed July 30, 2020 and recorded August 3, 2020. (Value of consideration shown in aforementioned deed $173,000.00)

Being improved property also known as 404 Owendale Drive, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-BM12-20404

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 5th day of November, 2020.

The 404 Owendale Dr Trust

By: _____
Brandon Adams, Trustee

State of Tennessee
County of Davidson

Before me, Erin Dias of the state and county mentioned, personally appeared Brandon Adams, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee of The 404 Owendale Dr Trust, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 5th day of November, 2020.

Erin Dias
Notary's Signature
My commission expires: 8-7-24

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

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 $270,000.00, 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
5th day of November, 2020.

_____
Notary Public
My commission expires: 7/9/24
File No. 2020-1125

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