Karen Johnson Davidson County
Batch# 518010 DEEDWARR
11/17/2020 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20201117-0135499

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Eduardo Plaza Javier et al
2578 Willowbranch Dr.
Nashville, TN 37217

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel
#14904015300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sue B. Rafalowski, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Eduardo Plaza Javier and Ernesto Rodriguez Lastre**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 474, Section Seven, Edge-O-Lake Estates**, as shown by plat and survey of record in Book 3700, page 79, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edward C. Rafalowski and wife, Sue B. Rafalowski by Warranty Deed dated April 5, 1977, from Jess Magee and wife, Mary B. Magee appearing of record in Book 5132, page 77, Register's Office for Davidson County, Tennessee. The said Edward C. Rafalowski died on May 28, 2019, leaving the said Sue B. Rafalowski as the surviving tenant by the entirety.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is **improved** property known as **2575 Willowbranch Dr., Nashville, Tennessee 37217.**

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, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 5 day of **November, 2020**.

Sue B. Rafalowski
Sue B. Rafalowski

By: Elaine Anne, attorney-in-fact
Elaine Anne Carr, attorney-in-fact

STATE OF RHODE ISLAND
COUNTY OF Providence

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Elaine Anne Carr**, the bargainor, 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 as the free act and deed of the said **Sue B. Rafalowski,** the within named bargainor, for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Sue Belle Rafalowski, being one and the same person as Sue B. Rawfalowski, of record in Instrument #20201104-0129323, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 5th day of November, 2020.

Sophia St. Germain
NOTARY PUBLIC

11/05/2020

My Commission Expires: 02/04/2023

Sophia St. Germain
Notary Public-Rhode Island
Commission No. 783746
Exp. February 04, 2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of November, 2020.

Lisa D. Turner
Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 1/30/2024

File No. 20106263

Electronic Document Certification

I, **Lisa D. Turner**, 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 law.

Lisa D. Turner

SWORN to and subscribed before me,
this the 12th day of November, 2020.

NOTARY PUBLIC

My commission expires: 08-22-2021

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Lisa D. Turner**, the bargainor, 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, and further who specifically acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 12th day of November, 2020.

NOTARY PUBLIC

My commission expires: 08-22-2021

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY