Name and Address of New Owner:
Mildred de la Cruz Reyes
750 Flint Ridge Dr
Whites Creek, TN 37189
Send Tax Bills To:
Mildred de la Cruz Reyes

Karen Johnson Davidson County
Batch# 526518 DEEDWARR
12/08/2020 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20201208-0142359

This Instrument Prepared By:
Melody Weathers
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 049150A01900CO

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, **The Fifteenth Avenue Baptist Community Development Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mildred de la Cruz Reyes**, a single woman "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit No. 748 established in the. Declaration of Covenants, Conditions and Restrictions for Flint Ridge Homes, recorded as Instrument No. 20070124-0009978, Register's Office for Davidson County, Tennessee and as depicted on the Site Plan for Flint Ridge Homes being Exhibit "C" of said Declarations of Covenants, Conditions and Restrictions for Flint Ridge Homes, all of record in Davidson County, Tennessee, to which Site Plan
reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Fifteenth Avenue Baptist Community Development Corporation by Quitclaim Deed from Julian Jobe and Khira Turner, recorded on September 4, 2018, of record in Instrument No. 20180904-0087264, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 19th day of November, 2020.

The Fifteenth Avenue Baptist Community Development Corporation

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Polk

On this ~~19th~~ day of November, 2020, before me personally appeared The Fifteenth Avenue Baptist Community Development Corporation, 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.

☑ Physical Presence
— OR —
☐ Online Notarization

Witness my hand, at office, this ~~19th~~ day of November, 2020.

Notary Signature
My commission expires:

Notary Public State of Florida
TALETHA L CLINCY
My Commission GG 983909
Expires 05/10/2024

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Florida)
)
COUNTY OF ~~DAVIDSON~~ Polk)

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 $199,000.00, 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
19th day of November, 2020.

Notary Public
My commission expires: 5/10/24
File No. 2020-1936

☑ Physical Presence
— OR —
☐ Online Notarization

Notary Public State of Florida
TALETHA L CLINCY
My Commission GG 983909
Expires 05/10/2024

202012080142359

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

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

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212