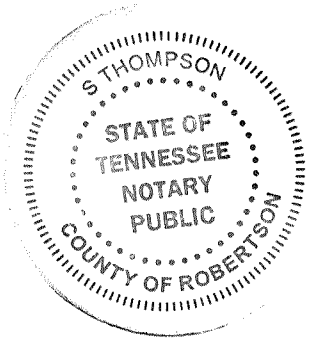
Karen Johnson Davidson County
Batch# 529951 DEEDWARR
12/11/2020 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20201211-0145179

Lenders Title Company File No. 20-000298-528



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $324,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of November, 2020.

Notary ~~Public~~

My commission expires: 11.20.23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Bartolo Pedroza Garcia and Rosalba Pedroza	**Bartolo Pedroza Garcia and Rosalba Pedroza**	**142-14-0-050.00**
555 Bellevue Road N	**555 Bellevue Road N**	
Nashville, TN 37221	**Nashville, TN 37221**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

William A. Blakeburn and Kandice F. Blakeburn, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Bartolo Pedroza Garcia and Rosalba Pedroza

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 27 on the Plan of Westward Winds of record in Plat Book 3700, Page 32, 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 William A. Blakeburn and Kandice F. Blakeburn, husband and wife by Warranty deed from Andrew M. McGovern of record in Instrument No. 20160315-0024466 Register's Office for Davidson County, Tennessee

This is improved property known as **555 Bellevue Road N, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of November, 2020.

William A. Blakeburn

Kandice F. Blakeburn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William A. Blakeburn and Kandice F. Blakeburn, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24th day of November, 2020.

Notary Public
My Commission Expires: 8-20-2022

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Lenders Title Company File No. 20-000298-528

True Copy Certification

I, Amanda J. Arthur, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amanda J. Arthur
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jacob Bush, a notary public for this county and state, Amanda J. Arthur, 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: 2/7/2024

JACOB BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON