WARRANTY DEED

Karen Johnson Davidson County
Batch# 531224 DEEDWARR
12/11/2020 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20201211-0145673

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Bairon Alfredo Garcia Urizar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Bairon Alfredo Garcia Urizar	SEND TAX BILLS TO: New owners	MAP-PARCEL NUMBERS
(NAME) 8517 Old Charlotte Pike	(NAME) at property	112 00 0 076 00
(ADDRESS) Pegram TN 37143	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Brandie C Rochin, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bairon Alfredo Garcia Urizar and Aura Borrayo Lima, Married** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Hickerson and Smith, Engineers, dated July 1, 1965, described as follows:

Beginning at a point in the center of Old Charlotte Pike, which is the N.W. corner of the tract conveyed to Joe A. Mann, Trustee, with full power to convey without the joinder of any beneficiary by deed from Marguerite L. Railey Weaver, a widow, of record in Book 3795, page 469, Register's Office for Davidson County, Tennessee; thence North 75 degree. 45' East 152 feet to a point; thence North 82 degree. 30' East 238 feet to a point; thence South 17 degree. West 280 feet to a point; thence South 33 degree. West 460 feet to a point; thence North 88 degree. West 260 feet to a point; thence North 19 degree. East 607 feet to the point of beginning.

Being a portion of the same property previously conveyed to Brandie C Rochin by Carlos Bladimir Guzman by Quit Claim Deed dated November 12, 2020 of record at Instrument No. 20201113-0134221 in the Register's Office of Davidson County, TN.

Being previously conveyed to Carlos Bladimir Guzman by Warranty deed from Music City Holding, LLC, a Texas limited liability company of record in Instrument No. 20190401-0028951 Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 01, 2019.

The grantor warrants that the aboved descibed property has not been used as her primary or marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennesse, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 8517 Old Charlotte Pk. Pegram, TN 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 7th day of December, 2020.

Brandie C Rochin

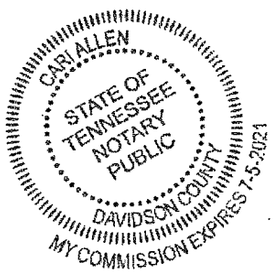
Brandie C Rochin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Brandie C Rochin**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of December, 2020.

Notary Public
My Commission Expires: 7-5-21



Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022