Karen Johnson Davidson County
Batch# 533397 DEEDWARR
12/15/2020 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20201215-0147438

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $220,000.00 Affiant Subscribed and sworn to before me, this 9th day of December, 2020. Notary Public My commission expires: 3-17-2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Francisco V. Ixpata Canahui and Judith Aboytes Lara	**New Owner**	**093-16-0-404.00**
4 Duncan Street		
Nashville, TN 37210		

FOR AND IN 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 ACKNOWLEDGE, WE,

Alberto Alejandro Ayala de la Cruz, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Francisco V. Ixpata Canahui and Judith Aboytes Lara, husband and wife

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:

Tract One:
BEGINNING at a corner of Duncan Street and Meredith Avenue, and running diagonally with said Avenue about 95.00 feet to a stone; thence in a Northerly direction 25.00 feet to a stone in the line of Addison Patterson Home Place lot; thence along Addison Patterson Home Place line 50.00 feet to the corner of said Patterson lot and Duncan Street; thence along Duncan Street 57.00 feet to the beginning.

Tract Two:
BEING part of Lot 4 of Block H in the Hermitage Addition recorded in Book 57, page 42, Register's Office for said County, and fronting 40.00 feet on the Duncan Street and running back in an easterly direction 50.00 feet, more or less.

Tract Three:
BEING part of Lot No. 4 of Block "H" on the Plan of Hermitage Addition to Nashville, of record in Book 57, Pages 42 and 43, said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Included in this conveyance is the home originally known as HORT Model H13, VIN# H132221GLR, which has been permanently affixed to the above described real property, Affidavit of Affixation of record in Instrument No. 20180207-0012436, in the Register's Office for Davidson County, Tennessee.

All the above being part of the same property conveyed to Alberto Alejandro Ayala de la Cruz, by Warranty Deed, from Elizabeth Templet, Trustee of College 1 Trust dated 7/1/2015, of record in Instrument No. 20180207-0012434, dated January 25, 2018, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Affidavit of Affixation (Manufactured Home) of record in Instrument No. 20180207-0012436, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4 Duncan Street, Nashville, TN 37210

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 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/our hand(s) this 9th day of December, 2020

Alberto Alejandro Ayala de la Cruz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Alberto Alejandro Ayala de la Cruz, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2020.

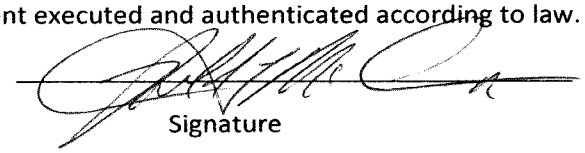
Notary Signature
My commission expires:

RUSSELL J. McCANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

File #: **20-464**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Russell J. McCann, 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.

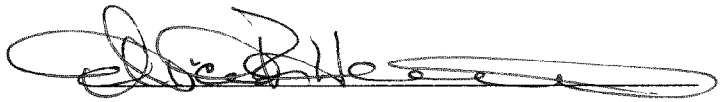


Signature

State of Tennessee

County of Williamson

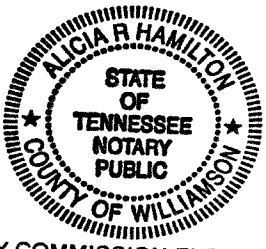
Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: _____

Notary' Seal



MY COMMISSION EXPIRES:
JULY 26, 2021