Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
15109

Karen Johnson Davidson County
Batch# 539913 DEEDWARR
12/22/2020 09:50:16 AM 2 pgs
Fees: $13.00 Taxes: $958.30

20201222-0151887

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF WILLIAM.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December 2020

Hilary Mohsenza
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2020-1764

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Digney Moreno and Liuba Margarita Moreno Suarez	SWBC Mortgage	161-06-0-090.00
(NAME)	(NAME)	
725 Huntington Parkway	9311 San Pedro, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio TX 78216	
(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, WE, **Susan R. Wilson, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Digney Moreno and Liuba Margarita Moreno Suarez, 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section One, Huntington Park of record in Plat Book 4175, Page 10, 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 Susan R. Wilson and husband Jonathan C. Wilson by Warranty deed from Shana W. Baker, an unmarried woman of record in Instrument No. 20021127-0147135 Register's Office for Davidson County, Tennessee, dated November 26, 2002 and recorded on November 27, 2002.

Being the same property conveyed to Susan R. Wilson by Quitclaim deed from Jonathan C. Wilson of record in Instrument No. 20050726-0086532 Register's Office for Davidson County, Tennessee, dated September 13, 2004 and recorded on July 26, 2005.

Subject to: 2020 Property taxes have been paid and prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 4175, Page 10, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4225, Page 778 and Book 6143, Page 22, Book 5753, Page 910 , in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20120914-0083709, in the Register's Office for Davidson County, Tennessee.

This property, known as 725 Huntington Parkway, Nashville, TN 37211
(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/our hand(s) this 18 DAY OF Dec., 2020.

Susan R Wilson by Yvette Meldrum her attorney-in-fact

Susan R. Wilson by Yvette Meldrum, her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Susan R. Wilson, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Susan R. Wilson, as her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 18 day of December, 2020.

Notary Public

My Commission Expires: 4-20-2024
(SEAL)

