THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE. NORTH STE 1800
NASHVILLE, TN 37219

Karen Johnson Davidson County
Batch# 547453 DEEDWARR
01/05/2021 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20210105-0001786

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Julio Garcia Sanchez Aracely C. Maldonado-Alvarez 308 Michael Dr. Nashville, TN 37214	Julio Garcia Sanchez Aracely C. Maldonado-Alvarez 308 Michael Dr. Nashville, TN 37214	120-02-0-100.00

STATE OF TENNESSEE)
COUNTY OF DAIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

AFFIANT

SWORN to and subscribed before me this the 22nd day of December, 2020

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES:

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor, **RAMAN G. DAYAL,** by these presents do hereby sell and convey unto Grantee, **JULIO GARCIA SANCHEZ and ARACELY C. MALDONADO-ALVAREZ,** their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44, as shown on the map entitled Stardust Acres, of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 44 fronts 60 feet on the South side of Venus Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Raman G. Dayal, by deed from Roger L. Whitson and Mary Louise Loftis, of record in Book 11585, page 338, dated July 15, 1999, said Register's Office.

This is improved property known as 1311 Venus Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

1. Davidson County property tax for the year 2020 are being paid and prorated at Closing.
2. All matters shown on the Plan of record in Plat Book 11585, page 338, said Register's Office.
3. Subject to all governmental regulations, zoning and/or set back lines.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whatsoever.

This property is not the Grantors place of Residence.

WITNESS my hand this 31st day of December, 2020.

RAMAN G. DAYAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Charlotte E Herring, a Notary Public in and for the State and County aforesaid, personally appeared **RAMAN G. DAYAL,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 31st day of December, 2020, at Nashville, Tennessee.

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

Charlotte E Herring
NOTARY PUBLIC

My Commission Expires:

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Foster

Notary's Signature

My Commission Expires: 10/2/23

Notary' Seal (if on paper)

