Karen Johnson Davidson County
Batch# 560785 DEEDWARR
01/26/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20210126-0011267

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
William Blackman 409 Wanda Drive Nashville, TN 37214	William Blackman 409 Wanda Drive Nashville, TN 37214	095-11-0-094

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Federico D. Lopez-Soliz, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Blackman, a single man,,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Cloverdale of record in Plat Book 2133, Page 9, 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 Federico D. Lopez-Soliz, unmarried by Warranty deed from Robert L. Rushford and Sadle M. Rushford, as Trustees for the Robert L. Rushford and Sadie M. Rushford Revocable Living trust of record in Instrument No. 20150707-0065819 Register's Office for Davidson County, Tennessee, dated July 02, 2015 and recorded on July 07, 2015.

Being also known as 409 Wanda Drive Nashville, Tennessee 37214.

This conveyance is subject to: (1) All matters shown on the Plan of record in Plat Book 2133, Page 9; (2) Real Property Taxes for 2021 and all subsequent years; (3) All recorded restrictions, covenants, conditions, and easements not stated herein, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of January, 2021.

Federico D. Lopez-Soliz (SEAL)
Matthew Anderson, Esq.
as Attorney-in-Fact for Federico D. Lopez-Soliz
by Matthew Anderson
as Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of January, 2021, before me personally appeared Matthew Anderson, Esq., as Attorney-in-Fact for Frederico D. Lopez-Soliz, to me known to be the person (or persons) described in and who executed the foregoing instrument, with authority, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of January, 2021.

Claire H Jenkins
Notary Signature
My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25th day of January, 2021.

Notary Public
My commission expires: 10-23-21
File No. 2020-383

Brad Krivensky
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)