ADDRESS NEW OWNER: Miguel Angel Rayo Calderon
2740 Mossdale Dr
Nashville, TN 37217

SEND TAX BILL TO: SAME

Karen Johnson Davidson County
Batch# 567596 DEEDWARR
02/03/2021 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,050.80
20210203-0015837

MAP-PARCEL NOS. 15001008700

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Dennis Warren Laws and Rebecca Collie Laws, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Miguel Angel Rayo Calderon and Sonia Estrella Ponce Loyola, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Not. 16 on the Plan of Section Three, Edge-O-Lakes Estates of record in Book 3600, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate description thereof.

Being the same property conveyed to Dennis Warren Laws and wife, Rebecca Collie Laws, from John T. Halbert and wife, Elaine T. Halbert, by Warranty Deed recorded on July 8, 1975, of record in Book 4929, Page 818, Register's Office for Davidson County, Tennessee.

Dennis Warren Laws is one and the same person as Dennis W. Laws.

Rebecca Collie Laws is one and the same person as Rebecca Ann Laws.

This is property with a common address of 2740 Mossdale Dr, Nashville, TN 37217.

PROPERTY CONVEYED "AS IS."

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 3600, Page 82, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders. 2ND Smt

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this ~~8th~~ day of February 2021.

X _____
Dennis Warren Laws

X _____
Rebecca Collie Laws

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Dennis Warren Laws and Rebecca Collie Laws, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ~~8th~~ 2nd day of February 2021.

_____
Notary ~~Public~~
My Commission Expires: 7/9/2024

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $284,000.00.

_____
Affiant
2ND Smt

Subscribed and sworn before me this ~~8th~~ day of February 2021.

_____
Notary Public
My Commission Expires: 11.20.23

File No. 2101-021

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

I, Lori Patterson, 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 therewith 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, William S. Corley, a notary public for this county and state, Lori Patterson, 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: 06/29/2021

