This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 567694 DEEDWARR
02/03/2021 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $554.63
20210203-0015977

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $149,900

S Mitchell
Affiant Signature

Subscribed and sworn to before me on this the 30 Day of Nov, 2020

Notary Public

My Commission expires _____/_____/_____

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Daily Cebrero & Ibrainy Hernandez
7211 Couchville Pike
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 04309004600

WARRANTY DEED

20NT03496

Effective the 30 Day of NOV, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Music City Financial, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Daily Cebrero Balcazar & Ibriany Hernandez, a married couple

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Block "A" on the Map of Overlook Estates, as of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 50 feet on the Southerly side of Wiley Street and runs back between parallel lines, 135 feet to a dead line.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Vanessa Culwell, Widow, as surviving tenant dated 11|30|20 and recorded 12|3|20 as instrument no. 20201203-0140350, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Roger W. Henry, Sr., unmarried and Vanessa Culwell, unmarried, as joint tenants with right of survivorship, by Quit Claim Deed from Roger W. Henry, Sr., unmarried, dated 07/28/2010 and recorded 08/03/2010 in Book NA, page NA, as Document No. 20100803-0061094, Register's Office for Davidson County, TN. Roger W. Henry Sr died 10/9/2019, leaving Vanessa Culwell as surviving tenant.

This is an improved property commonly known as 220 Wiley St, Madison, TN 37115

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 30 day of Nov, 2020

N Viddal

Noah Viddal

State of Davidson }
County of Tennessee }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Noah Viddal** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Music City Financial, LLC,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024