Karen Johnson Davidson County
Batch# 571480 DEEDWARR
02/09/2021 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210209-0018627

Name and Address of New Owner:
Daniel Dominguez Jimenez and Nery Lara Gutierrez
1760 Bridgecrest Drive
Nashville, TN 37013

Send Tax Bills To:
Daniel Dominguez Jimenez and Nery Lara Gutierrez

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 149 15 A 435.00CO

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, **Vahid Derakhshanian and Laymon Dosky, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Dominguez Jimenez and Nery Lara Gutierrez, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 149, ON THE PLAN OF PHASE SIX, CAMBRIDGE FOREST, OF RECORD IN INSTRUMENT NO. 20070430-0051165, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VAHID DERAKHSHANIAN AND LAYMON DOSKY, HUSBAND AND WIFE, BY WARRANTY DEED FROM ENVISION CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON SEPTEMBER 14, 2015, OF RECORD IN INSTRUMENT NO. 20150914-0092859, REGISTER'S OFFICE FOR DAVDISON COUNTY, TN.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 8th day of February, 2021.

X _____ (SEAL)
Vahid Derakhshanian

X _____ (SEAL)
Laymon Dosky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of February, 2021, before me personally appeared Vahid Derakhshanian and Laymon Dosky, to me known to be the person (or persons) described in and who executed the foregoing instrument, 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 8th day of February, 2021.

_____
Notary Signature
My commission expires:

TREVOR HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

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 $305,000.00, 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
8th day of February, 2021.

_____
Notary Public
My commission expires: 1.8.2024
File No. 2021-2165

TREVOR HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212