Name and Address of New Owner:
Karla X. Amaya and Kenia Umanzor Amaya
537 Michele Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 576050 DEEDWARR
02/23/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210223-0022460

Send Tax Bills To:
SWBC Mortgage Corporation
9311 San Pedro #100
San Antonio, TX 78216

This Instrument Prepared By:
Greater Nashville Title, LLC (2)
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 162-11-0-014.00

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, **Daniel Talluto, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Karla X. Amaya Cubias and Kenia Umanzor Amaya, both unmarried,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Subdivision for Whittemore Valley, Section Three, of record in Plat Book 6250, Page 550, 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 Christina E. Fuller, a married woman, by Warranty Deed from Sandra E. Hutchings, unmarried, of record in Instrument No. 20170316-0025867 Register's Office for Davidson County, Tennessee, dated March 09, 2017 and recorded on March 16, 2017. (Value of consideration shown in aforementioned deed $175,000.00.)

Daniel Talluto is signing to convey his marital interest in the property.

Being also known as 537 Michele Drive Nashville, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 13 day of February, 2021.

Daniel Talluto (SEAL)
Daniel Talluto

JLH Dept STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Oswego

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Talluto with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13 day of February, 2021.

Jodi L Hunsdon
Notary Public
My commission expires: 03/21/2021

JODI L HUNSDON
Notary Public, State of New York
Reg. No. 01HU6123954
Qualified in Oswego County
Commission Expires 03/21/2021

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 $275,000.00, 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 13 day of February, 2021.

Notary Public
My commission expires: 9/2/24

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. 2020-1167

202102230022460

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON