Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-437

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of February, 2021

Notary Public

Commission Expires: _____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Barbara Montanez Monjarrez and David Pimentel 2217 Maplecrest Drive Nashville, TN 37214	SWBC Mortgage 611 Potomac Place Suite 120 Smyrna, TN 37167	084-10-0-025.00

Karen Johnson Davidson County
Batch# 576323 DEEDWARR
02/24/2021 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.0

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Doris Jean Carr, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David A. Pimentel, and unmarried man and Barbara Monjarrez, a married woman, all as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots 50 and 51 on the Map of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, in the Register of Deeds Office for Davidson County, Tennessee.

Said Lot 50 fronts 65 feet on the Southwest margin of Maplecrest Drive and runs back between lines 460 feet on the Southeast line and 577 feet on the Northwest lines, to a dead line in the rear on which it measures 157 feet.

Said Lot 51 adjoins Lot 50 and fronts 50 feet on the Southwest margin of Maplecrest Drive and runs back between lines 577 feet on the Southeast line and 736 feet on the Northwest line to a dead line in the rear on which it measures 218 feet.

Include in the above description, but excluded therefrom, is a tract of 36,290 sq. ft. conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee, by Deed from Howell C. Austin and wife, of record in Book 4240, Page 177, in said Register's Office.

Being the same property conveyed to Harold Carr, Jr., and wife, Doris Jean Carr by Warranty Deed from E. Mark Turner and F. H. Tompkins of record in Book 5951, page 349, Register's Office for Davidson County, Tennessee, dated October 15, 1982 and recorded on October 18, 1982. (Value or consideration shown in aforementioned deed $31,957.37.) The said Harold Carr, Jr. Having Died 7/12/1995, leaving Doris Jean Carr Surviving tenant by the entirety, vesting with the entire fee simple interest.

Being the same property conveyed to Doris Jean Carr by Quitclaim Deed from Jose E. Lugo, Jr of record in Instrument No. 20050331-0034990 Register's Office for Davidson County, Tennessee, dated January 12, 2005 and recorded on March 31, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2217 Maplecrest Drive, Nashville, TN 37214

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; and we so covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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.

Dated this the 17th day of February, 2021.

Doris Jean Carr

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Doris Jean Carr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 17th day of February, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)



True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021