Karen Johnson Davidson County
Batch# 578805 DEEDWARR
02/25/2021 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,204.35
20210225-0023937

WARRANTY DEED

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF Feb 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noel Zam Cin Mang and Dim Mang	NEW OWNER	
(NAME) 5028 Madeline Drive	(NAME) AT PROPERTY	16104013400
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Victor M. Vides-Torres, married** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Noel Z Mang join herein pro forma by his spouse Dim Mang ,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 29 on the Map of Fairlane Park, of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Victor M. Vides-Torres, a married man, by virtue of that certain Warranty Deed dated April 12, 2006, and being of record at Instrument No. 20060419-0044945 in the Register's Office of Davidson County, Tennessee.

Lucilla Alegria Portillo joins in this conveyance to transfer any and all marital interest she may have in above described property as the spouse of Victor M. Vides-Torres.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 2331, Page 108, Book 2498, Page 571 and Book 2548, Page 355 **, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 5028 Madeline Dr. Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 22 day of February, 2021.

Victor M. Vides-Torres
Lucilla Alegria Portillo by [signature]
Attorney-in-fact.
Lucilla Alegria Portillo, by Juan M. Vides Alegria, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Victor M. Vides-Torres** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of February, 2021.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of ~~October~~ February, ~~2020~~ 2021, before me personally appeared **Juan M. Vides Alegria**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Lucilla Alegria Portillo**, and who acknowledged that he executed the same as the free act and deed of **Lucilla Alegria Portillo**.

WITNESS my hand and official seal at office this 22 day of February, 2021.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Juan M. Vides Alegria, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Lucilla Alegria Portillo**, the principal.

This 22 day of February, 2021.

Juan M. Vides Alegria

Sworn to and subscribed before me by **Juan M. Vides Alegria** this 22 day of February, 2021.

Notary Public
My Commission Expires 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

True Copy Certification

I, Lisa K. R. Wagner, do hereby make oath that I am 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 the law.

Lisa K. R. Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lutece M. Bone, a notary public for this county and state, Lisa K. R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01.08.2024

LUTECE M. BONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY