This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $565,000.00.

Affiant

Subscribed and sworn before me this the 24th day of February, 2021.

Notary Public
My commission expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 580170 DEEDWARR
03/01/2021 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20210301-0025210

WARRANTY DEED

Address of New Owner:
Ana Maria Arce &
Diego Salvador Salinas
1307 Chapel Ave
Nashville, TN 37206

Send Tax Bill to:
New Owner

Tax Information:
083-02-0 004.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TERRY ROSE, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DIEGO SALVADOR SALINAS AND ANA MARIA ARCE VEGA, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 28 on the Plan of H.M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for Davidson County, Tennessee, described from a copy of a mortgage loan inspection by John Kohl and Company, dated January 10, 1989, as follows:

Beginning at an iron pin in the southwesterly margin of Chapel Avenue, at the intersection of said avenue, and the north margin of a 20 foot alley, the original southeast corner of Lot No. 28; thence with said alley, west 126.9 feet to an iron pin at the common south corners of Lots Nos. 28 and 29; thence with the line between said lots, northwardly 50 feet to an iron pin; thence, northeastwardly with a fence line 96 feet to an iron pin the said margin of Chapel Avenue; thence with said margin of said avenue, southeastwardly 72.8 feet to the point of beginning.

Being the same property conveyed to Terry Rose by Warranty Deed from Mike Wissel and Patricia Wissel, dated 02/15/2012, of record in Instrument No. 20120222-0015387, said Register's Office. The said Nathan David Krupla is joining in this conveyance to convey any marital interest he may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1307 Chapel Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

NDK
TR

Witness my hand this the 24th day of February, 2021.

Terry Rose

Nathan David Krupla

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry Rose and Nathan David Krupla, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2021.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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