WARRANTY DEED

File #2021013542

Karen Johnson Davidson County
Batch# 580290 DEEDWARR
03/01/2021 11:26:13 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20210301-0025362

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Tammy L Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/22/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ma Elida Rivas Lara	Fairway Independent Mortgage	133-03-0-081.00
(NAME)	(NAME)	
3215 Colby Drive	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Carrollton, TX 75007	
(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, I/WE, **Silvia Rivas and Miguel Rivas, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ma Elida Rivas Lara, a married woman,** 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 Lot No. 13 on the Plan of Glencoe Acres, Section II of record in Plat Book 2330, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 from 77 feet on Westerly side of Colby drive that runs back between line 192.2 feet on the Northerly side and 189.4 feet on the Southerly side to a dead line in the rear and measures 77.3 feet on the dead line.

Being the same property conveyed to Silvia Rivas and Miguel Rivas, wife and husband, joint tenants with rights of Survivorship by Warranty deed from Patricia Kerrigan, unmarried of record in Instrument No. 20061003-0122548 Register's Office for Davidson County, Tennessee, dated September 28, 2006 and recorded on October 03, 2006.

This conveyance is subject to: Taxes for the year 2021, a lien not yet due and payable.; Subject to all matters shown on the Plan of record in Plat Book 2330, Page 28, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 2400, Page 459, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3215 Colby Drive, 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 our hands this 26th day of February, 2021.

Silvia Rivas

Miguel Rivas

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Silvia Rivas and Miguel Rivas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of February, 2021.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Pkwy., Ste. 106
Murfreesboro, TN 37128