Karen Johnson Davidson County
Batch# 580823 DEEDWARR
03/01/2021 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $921.30
20210301-0025635

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Braulio Atanacio Sanchez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 16, 2023
(AFFIX SEAL)

CARLA JOHNSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/16/2023 RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Braulio Atanacio Sanchez	Braulio Atanacio Sanchez	Parcel ID: 096 15 0 074.00
1154 old Jefferson Pike (NAME)	1154 old Jefferson Pike (NAME)	
Smyrna TN 37167 (ADDRESS) (CITY) (STATE) (ZIP)	Smyrna TN 37167 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Consuelo Rios, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Braulio Atanacio Sanchez, a single man**, 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. 86 on the Plan of Hickory Bend, Section III, of record in Book 3600, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 86 fronts 85.0 feet on the Easterly side of Laurel Forest Drive and extends back between lines, 140.0 feet on the North line, and 140.0 feet on the South line, to a line in the rear on which it measures 85.0 feet.

Being the same property conveyed to Consuelo Rios, by Warranty Deed from ATFH Real Property, LLC, a Florida Limited Liability Company, of record in Instrument No. 20080206-0012464, in the Register's Office of Davidson County, Tennessee, dated November 16, 2007 and recorded on February 06, 2008.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3111 Laurel Forest 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 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 22nd day of February, 2021

Consuelo Rios by Marie Velasquez, Attorney-in-Fact

Consuelo Rios
by Marie Velasquez, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary, personally appeared **Marie Velasquez,** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Consuelo Rios** , and who acknowledge that she executed the same as the free act and deed of the said **Consuelo Rios** , by virtue of a Power of Attorney, duly executed and appearing of record in Record Book _____ , Page _____ , said Register's Office.

202103010025634

WITNESS my hand and official seal at Murfreesboro, Tennessee this 22nd day of February, 2021 .

NOTARY

MY COMMISSION EXPIRES: 09-16-2023

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/16/2023
RUTHERFORD COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY