WARRANTY DEED

Karen Johnson Davidson County
Batch# 581570 DEEDWARR
03/02/2021 12:59:20 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20210302-0026620

O-SB-RF-20-106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander R. Hahn and Coral E. Feigin	new owner	
(NAME)	(NAME)	
106 Spero Rd		**033-11-0-015.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **OTTO PEREZ AND WIFE, SALLIE PEREZ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER R. HAHN AND CORAL E. FEIGIN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 30 on the Plan of Blair Manor Subdivision of record in Plat Book 3300, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Otto Perez and wife, Sallie Perez by Warranty Deed from William K. Laarz and wife, Virginia A. Laarz of record in Instrument No. 20030826-0123626 Register's Office for Davidson County, Tennessee, dated August 22, 2003 and recorded on August 26, 2003.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3300, Page 32, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3313, Page 396 amended in Book 3315, Page 571, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **106 Spero Rd, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF FEBRUARY, 2021.

Otto Perez

Sallie Perez

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Hillsborough

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

Witness my hand and official seal, this the ~~26th~~ 25th of February, 2021.

Notary Public Susan Assouad
My Commission Expires: 10-31-~~2020~~ 2024
(SEAL) personally known

SUSAN ASSOUAD
MY COMMISSION # HH56289
EXPIRES: October 31, 2024

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Hillsborough

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

Witness my hand and official seal, this the ~~26th~~ 25th of February, 2021.

Notary Public Susan Assouad
My Commission Expires: 10-31-2024
(SEAL) personally known

SUSAN ASSOUAD
MY COMMISSION # HH56289
EXPIRES: October 31, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212