Karen Johnson Davidson County
Batch# 585301 DEEDWARR
03/05/2021 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210305-0029145

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 11th day of February, 2021.

Notary Public
MY COMMISSION EXPIRES: 4-17-2023
File No. G21-11594

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Oscar Davila-Villena and Brandon Gonzalez	New Owner	162-13-0-015
(NAME)	(NAME)	
112 Cedar Valley Ct	112 Cedar Valley Ct	
Nashville TN	(STREET ADDRESS)	
(STREET ADDRESS) 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Misleni Del Carmen Valdivieso, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Oscar Davila-Villena and Brandon Gonzalez, joint tenancy with right of survivorship**, 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 Number 15 on the Revised Plan of Section One, Cedarwood Estates, of record in Book 4675, Page 62, Register's Office for said County.

Said Lot Number 15 fronts 31.42 feet eon the northerly margin of the cul de sac at the terminus of Cedar Valley Court and extends back 134.99 feet on the easterly line and 184.24 feet on the southwesterly line to a dead line in the rear, measuring 137.88 feet thereon.

Being part of the same property conveyed to Misleni Del Carmen Valdivieso by Deed dated August 12, 2020, recorded September 8, 2020, in Instrument Number 20200908-0101574, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4675, Page 62, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 4753, Page 683, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 112 Cedarvalley Ct, Nashville, TN 37211.

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. Whenever 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 11th day of February, 2021.

Misleni Del Carmen Valdivieso

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February, 2021, before me personally appeared Misleni Del Carmen Valdivieso, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 11th day of February, 2021.

Notary Signature
My commission expires: 3/21/22

MICHAEL T MOSES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Jared Aller** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jared Aller

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty** a notary public for this county and state, **Jared Aller** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

Chasity Petty
My Commission Expires:

