WARRANTY DEED

File #2021023556

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2021.

Notary Public

MY COMMISSION EXPIRES: .

Karen Johnson Davidson County
Batch# 586066 DEEDWARR
03/05/2021 02:53:30 PM 2 pgs
Fees: $13.00 Taxes: $991.60
20210305-0029476

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
Denis O Aguilera Andino and Rita Lizeth Martinez Aguirre	NEW OWNER	149-07-0A-115.00 CO
(NAME)	(NAME)	
621 Cadogan Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(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, **Ryan J. Latham and Danielle P Latham, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Denis O Aguilera Andino and Rita Lizeth Martinez Aguirre,** 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. 115 on the Plan of Chelsea Village, Section 1 of record in Plat Book 7900, Page 119, 120 and 121, 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 Ryan J. Latham and Danielle P. Latham, husband and wife by Warranty deed from Sharman D. Johnson and husband, Rodney M. Johnson of record in Instrument No. 20110504-0034024 Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on May 04, 2011.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 7900, Page 119, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8082, Page 329 and as amended by Book 8083, Page 386, Book 8842, Page 434, Register's Office for Davidson County, Tennessee; Charter of record in Book 8813, Page 192, in the Register's Office for Davidson County, Tennessee.; ROW of Dover Glen Drive.

unimproved ☐
This is improved ☒ property, known as **621 Cadogan Court, Antioch, TN 37013**

(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 2nd day of March, 2021.

Ryan J. Latham

Danielle P Latham

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Ryan J. Latham and Danielle P. Latham, 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 2nd day of March, 2021.

Commission expires:

8/22/22

Notary Public

Rutherford County Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

True Copy Certification

I John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Deliana Lowe John a notary public for this county and state, John A Bell Jr., 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: 3-8-2021

Notary' Seal (if on paper)

DELIANA LOWE JOHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY