39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 598732 **DEEDWARR**
03/23/2021 02:01:32 PM 2 pgs
Fees: $13.00 Taxes: $2,131.20

20210323-0038347

G-VRES-21-3122A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $576,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22 (AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

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)
Tyler Garth Pickering and Katherine Ann Pickering	CapStar Bank	
(NAME)	(NAME)	
3122 A Kinross Ave	2002 Richard Jones Rd #300A	**133-02-0-164.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(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, **DANIEL URCUYO LLANES AND JULIE FOUCHER-URCUYO, HUSBAND AND WIFE ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER GARTH PICKERING AND KATHERINE ANN PICKERING, HUSBAND AND WIFE,** 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. 4 on the Plan of Airdrie Subdivision -"D", being a Re-Subdivision of Lots Nos. 93 to 102 of Airdrie Subdivision -"C" of record in Plat Book 843, Page 76, 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 Daniel Urcuyo Llanes and Julie Foucher-Urcuyo by Warranty deed from Jonathan Helm and Jenifer Helm, husband and wife of record in Instrument No. 20200804-0086208 Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on August 04, 2020. Being the same property conveyed to Jonathan W. Helm and Jenifer L. Helm, husband and wife by Quit Claim deed from Jonathan W. Helm and Jenifer L. Helm, husband and wife of record in Instrument No. 20191015-0105475 Register's Office for Davidson County, Tennessee, dated October 11, 2019 and recorded on October 15, 2019. See Scrivener's Affidavit Correcting Quitclaim Deed recorded in Instrument No. 20191030-0111416, in the Register's Office for Davidson County, Tennessee.
Being a portion of the same property conveyed to Jonathan W. Helm and Jennifer L. Helm, husband and wife by Warranty deed from Mark K. Nickel, unmarried and Jim Nickel, married of record in Instrument No. 20190726-0074017 Register's Office for Davidson County, Tennessee, dated July 26, 2019 and recorded on July 26, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4192, Page 198.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3122 A Kinross Ave, Nashville, Tennessee 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 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 19 DAY OF MARCH, 2021.

Daniel Urcuyo Llanes

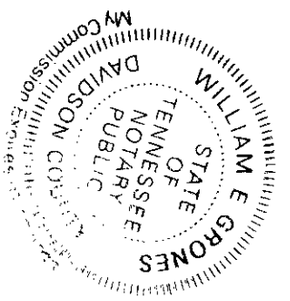
Julie Foucher-Urcuyo by Daniel Urcuyo Llanes, Attorney in Fact
Julie Foucher-Urcuyo
by Daniel Urcuyo Llanes, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL URCUYO LLANES, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

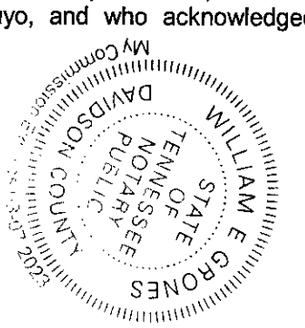


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL URCUYO LLANES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Julie Foucher-Urcuyo, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 19th of March, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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