Karen Johnson Davidson County
Batch# 602581 DEEDWARR
03/30/2021 08:15:30 AM 2 pgs
Fees: $13.00 Taxes: $717.80
20210330-0041198

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, Leah Moore 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: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and Address of New Owner:
Elmer Garcia and Rosalinda Ponce
3521 Gondola Drive
Antioch, TN 37013

Send Tax Bills To:
Elmer Garcia and Rosalinda Ponce

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 15003023700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jose A. Fuentes and Florentina Fuentes, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elmer Garcia and Rosalinda Ponce, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 115A ON THE ZONE LOT DIVISION OF LOTS 115 AND 116, SECTION TWO-A, OF CHELSEA OF PRIEST LAKE, AS OF RECORD IN BOOK 6250, PAGE 423, AS AMENDED IN BOOK 6900, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSE A. FUENTES AND FLORENTINA FUENTES, HUSBAND AND WIFE, BY WARRANTY DEED FROM WILLIAM G. RUSSELL AND WIFE, MARY ANN RUSSELL, RECORDED ON AUGUST 15, 2019, OF RECORD IN INSTRUMENT NO. 20190815-0081675, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM G. RUSSELL AND WIFE, MARY ANN RUSSELL, BY QUITCLAIM DEED FROM WILLIAM DYLAN RUSSELL AND WIFE, ANGELICA RUSSELL, RECORDED ON JUNE 12, 2019, OF RECORD IN INSTRUMENT NO. 20190612-0056458, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM G. RUSSELL AND WIFE, MARY ANN RUSSELL, AN 85% UNDIVIDED INTEREST, AND WILLIAM DYLAN RUSSELL AND WIFE, ANGELICA RUSSELL, A 15% UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, RECORDED ON MARCH 29, 2019, OF RECORD IN INSTRUMENT NO. 20190329-0028691, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM G. RUSSELL AND WIFE, MARY ANN RUSSELL, BY WARRANTY DEED FROM ELIZABETH N. DUER, UNMARRIED, RECORDED ON MARCH 27, 2017, OF RECORD IN INSTRUMENT NO. 20170327-0029541, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3521 GONDOLA DR., ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of March, 2021.

Jose Fuentes (SEAL)
Jose A. Fuentes

Florentina Fuentes (SEAL)
Florentina Fuentes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2021, before me personally appeared Jose A. Fuentes and Florentina Fuentes, 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 26th day of March, 2021.

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $194,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeah Moore
(Affiant)

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

Sworn to and subscribed before me this
26th day of March, 2021.

Notary Public
My commission expires:_____
File No. 2021-2381