Karen Johnson Davidson County
Batch# 605780 DEEDWARR
04/01/2021 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210401-0043458

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~20th~~ 2nd DAY OF ~~MARCH~~ April, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Y-SB-P-21-2647

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)
Omar L. Estrada Fernandez	**Pinnacle Bank**	
(NAME)	(NAME)	**149-04-0-097.00**
2647 Edge O Lake Dr	**150 3rd Avenue S, Ste 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37201**	
(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, **TERESITA J. ALBARRACIN AND LEANDRO ALVAREZ MARTINEZ, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OMAR L. ESTRADA FERNANDEZ, SINGLE MAN,** 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 Number 536 on the Map of Edge-O-Lake Estates, Section 6, as of record in Book 3700, Page 16, as amended in Book 3950, Page 334, said Register's Office for Davidson County, Tennessee, described as follows: Beginning at an iron pin on the Southwest corner margin of Edge-O-Lake Drive being the common corner of Lot Number 536 and Lot Number 535, as recorded in Book 3700, Page 15, Registers Office for Davidson County, thence with the Southwest margin of Edge-O-Lake Drive South 50 degrees 55 minutes East 83.19 feet to an iron pin; thence South 39 degrees 05 minutes west 108.46 feet to a concrete monument; thence South 35 degrees 33 minutes West 94.00 feet to a concrete monument; thence with the rear line of Lot 536 North 72 degrees 40 minutes 30 seconds west 95.80 feet to an iron pin; thence with the common line between Lots 536 and 535 North 39 degrees 05 minutes east 237 .82 feet to the beginning.

Being the same property conveyed to Edel Parra Vega and Maidelys Castillo Lopez, husband and wife by Warranty deed from Stone Peak Capital, LLC of record in Instrument No. 20121212-0114601 Register's Office for Davidson County, Tennessee, dated December 05, 2012 and recorded on December 12, 2012.

Being the same property conveyed to Teresita J. Albarracin and Leandro Alvarez Martinez, wife and husband by Warranty deed from Edel Parra Vega and Maidelys Castillo Lopez, husband and wife of record in Instrument No. 20190304-0019187 Register's Office for Davidson County, Tennessee, dated March 01, 2019 and recorded on March 04, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 15 and 16, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3908, Page 161, 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: **2647 Edge O Lake Dr, Nashville, Tennessee 37217**.

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 29th DAY OF MARCH, 2021.

Teresita J. Albarracin

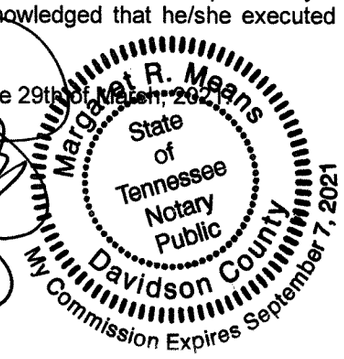
Leandro Alvarez Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESITA J. ALBARRACIN, 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 29th of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

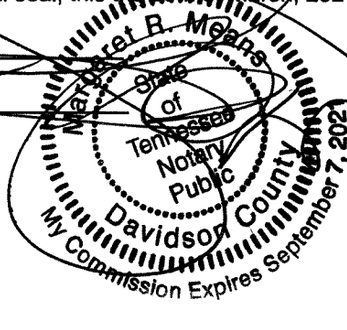


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEANDRO ALVAREZ MARTINEZ, 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 29th of March, 2021.

Notary Public
My Commission Expires:
(SEAL)



True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY