Karen Johnson Davidson County
Batch# 612223 DEEDWARR
04/12/2021 10:59:30 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20210412-0048051

Name and Address of New Owner:
Ashlea L. Oviedo and Orlando R. Oveido Escalona
2516 Call Hill Road
Nashville, TN 37211

Send Tax Bills To:
Ashlea L. Oviedo and Orlando R. Oveido Escalona

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

Map & Parcel No: 172 12 275.00CO

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, **Lisa B. Wilson, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ashlea L. Oviedo and Orlando R. Oveido Escalona, wife and husband**,"the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 170 ON THE PLAN OF BRADFORD HILLS, SECTION TWELVE, OF RECORD IN BOOK 7900, PAGE 6, AS AMENDED IN BOOK 7900, PAGE 581, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LISA B. WILSON, UNMARRIED, BY WARRANTY DEED FROM DONNA M. SCHWANDNER, UNMARRIED, RECORDED ON AUGUST 8, 2000, OF RECORD IN INSTRUMENT NO. 200008080078505, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 2516 CALL HILL RD., NASHVILLE, TN 37211.

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 9th day of April, 2021.

Lisa B. Wilson (SEAL)
Lisa B. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of April, 2021, before me personally appeared Lisa B. Wilson, 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 9th day of April, 2021.

TONY K. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY My Commission Expires

Notary Signature
My commission expires: 9/17/2023

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 **$390,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 9th day of April, 2021.

Notary Public
My commission expires:
File No. 2021-2388

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

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202104120048051