39B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2021.

Notary Public

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

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

Karen Johnson Davidson County
Batch# 632650 DEEDWARR
05/10/2021 02:09:13 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210510-0062630

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian Blaney	LOANDEPOT.COM	Parcel ID: 134 13 0 012.00
(NAME) 4805 Jeffery Drive	(NAME) 26642 TOWNE CENTRE DR	
(ADDRESS) Nashville, TN 37211	(ADDRESS) FOOTHILL RANCH, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Enoc Colindres, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian Blaney, an unmarried man**, 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. 70, Kenilworth Estates, Section Two as of record in Book 2900, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Enoc Colindres, unmarried, by Warranty Deed from Wallace Berry Pyburn, unmarried, of record in Instrument No. 20051123-0141400, in the Register's Office of Davidson County, Tennessee, dated November 18, 2005 and recorded on November 23, 2005.

Dora Patricia Rivas-Colindres hereby signs to convey and interest she may have, martial or otherwise, as the spouse of Enoc Colindres.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4805 Jeffery Drive, Nashville, TN 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 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 7th day of May, 2021

Enoc Colindres

Dora Patricia Rivas-Colindres

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Enoc Colindres and Dora Patricia Rivas-Colindres, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of May, 2021.

Notary Public

My Commission Expires:

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2024
RUTHERFORD COUNTY