Karen Johnson Davidson County
Batch# 634761 DEEDWARR
05/12/2021 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210512-0064149

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $265,000

Affiant Signature

Subscribed and sworn to before me on this the 10th Day of May, 2021

Notary Public
My Commission expires 9/16/25

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE My Comm Exp. 09/16/23 COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Samuel Elias
520 Tulip Grove Rd,
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 07601002300

WARRANTY DEED
21NT01023

Effective the 10th Day of May, 2021, and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Maria M. Orozco-Huerta and husband, Gerardo Cholico Rivas

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Samuel Elias

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 6, SECTION ONE, SUNSET PARK, as shown on plat of record in Plat Book 4300, Page 185, included and excluded a portion of property to State of Tennessee recorded in Deed Book 9794, Page 801 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Maria M. Orozco-Huerta and husband, Gerardo Cholico Rivas, by Warranty Deed from Drew A. Kreegel, unmarried, dated 10/25/2007 and recorded 10/31/2007 as Instrument No. 20071031-0128520, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 520 Tulip Grove Rd, Hermitage, TN 37076

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 10R day of May, 2021.

Maria M. Orozco-Huerta

Gerardo Cholico

Gerardo Cholico Rivas

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Maria M. Orozco-Huerta and Gerardo Cholico Rivas,** the within named bargainer, 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 at office, this 10R day of May, 2021.

Notary Public
My Commission expires:

ANAMARIA WILLINGHAM NOTARY PUBLIC
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024