Karen Johnson Davidson County
Batch# 637773 DEEDWARR
05/17/2021 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20210517-0066242

Debra E Ruz Notary Public, State of Texas Comm. Expires 04/03/2024 Notary ID 126783529 (Notary Stamp)	STATE OF ~~TENNESSEE~~ Texas COUNTY OF ~~DAVIDSON~~ El Paso The actual consideration or value, whichever is greater, for this transfer is $307,000.00. Martha J Fuentes Affiant Subscribed and sworn to before me, this 12th day of May, 2021. Debra E Ruz Notary Public My commission expires: 04-03-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Cheyenne Neaves and Kelcie Marie Neaves	Quicken Loans, LLC	034-04-0-027.00
359 Cumberland Hills Drive	1050 Woodward Ave.	
Nashville, TN 37115	Detroit, MI 48226-1906	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Martha J. Fuentes

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Cheyenne Neaves and Kelcie Marie Neaves

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 38, Section Four, North Hill Estates, of record in Book 3842, Page 229, Register's Office for said county.

SAID Lot No. 38 fronts 138.0 feet on the southeasterly margin of Cumberland Hills Drive and runs back 318.6 feet on the northeasterly line and 337.7 feet on the southwesterly line, to a line in the rear measuring 130.6 feet.

Being the same property conveyed to Saulo Fuentes and wife, Martha J. Fuentes by Warranty deed from Eric M. Dye of record in Instrument No. 20130726-0077834 Register's Office for Davidson County, Tennessee, dated July 23, 2013 and recorded on July 26, 2013.

Being the same property conveyed to Martha J. Fuentes by Quitclaim deed from Saulo Fuentes and wife, Martha J. Fuentes of record in Instrument No. 20170418-0037826 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on April 18, 2017.

This is improved property known as **359 Cumberland Hills Drive, Nashville, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of May, 2021.

Martha J. Fuentes

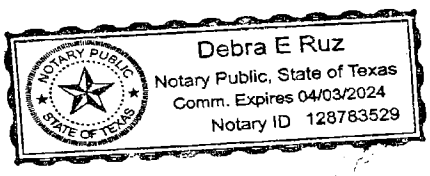
STATE OF Texas
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Martha J. Fuentes, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12th day of May, 2021.

Notary Public
My Commission Expires: 04-03-2024

SolomonParks File No. 21-000191A-526



True Copy Certification

I, Deborah Rand, 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, Brenda Shelby, a notary public for this county and state, Deborah Rand, 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: _____

