Send Tax Statements To:
New Owner
at property address

Name and Address of New Owner:
Marco Valdez
3717 Wharton Drive
Nashville, TN 37211

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel: 148-06-0-110.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **HTWAR REH AND MAW MEH, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **MARCO ANTONIO VALDEZ VALDEZ,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Mangum Heights, of record in Plat Book 2330, Page 147, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 33 fronts 85 feet on the Southwesterly margin of Wharton Drive and extends back between parallel lines 150 feet to a dead line in the rear.
>
> Being the same property conveyed to Htwar Reh and Maw Meh, husband and wife by Warranty deed from Bobby B. Frierson and wife, Karen E. Frierson, dated September 01, 2015 of record in Instrument Number 20150904-0090513, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictions contained in instrument of record in Book 2745, Page 621; and to any and all matters shown on said plat and survey of record in Plat Book 2330, Page 147; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MARCO ANTONIO VALDEZ VALDEZ,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Karen Johnson Davidson County
Batch# 653625 DEEDWARR
06/10/2021 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,082.25
20210610-0078290

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 4th day of June, 2021.

Htwar Reh

Maw Meh

Maw Meh

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Htwar Reh and Maw Meh, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 4th day of June, 2021.

DARA PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 5/22/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $292,500.00, 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 4th day of June, 2021.

NOTARY PUBLIC
My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason
Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022