THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 555,000.00.

Karen Bostick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2021

Briana Gage
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 659981 DEEDWARR
06/18/2021 03:26:08 PM 2 pgs
Fees: $13.00 Taxes: $2,053.50

20210618-0082882

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorenzo H. Trujillo	new owners	MAP
2614 Woodlawn Drive		PARCEL 104-15-0-368.00
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Thomas S. Wopat, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa Zivley Trujillo and Lorenzo Hernandez Trujillo, wife and husband**

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 part of Lot No. 21 on the Plan of Belair, of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Being the Westerly 50 feet of the Southerly 1/2 of Lot No. 21 on the Plan of Belair, of record in Plat Book 332, Page 6, Register's Office for said County. Said Westerly 50 feet of the Southerly 1/2 of Lot No. 21 fronts 50 feet on the Northerly side of Woodlawn Drive, formerly Belair Avenue, and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Thomas S. Wopat and wife, Vickie S. Wopat by Warranty Deed from Arthur J. Dyer, III and wife, Julia B. Dyer, of record in Book 7123, Page 606, Register's Office for Davidson County, Tennessee, dated January 30, 1987 and recorded on February 02, 1987.

Being the same property conveyed to Thomas S. Wopat by Quitclaim Deed from Vickie S. Wopat, of record in Book 8313, Page 888, Register's Office for Davidson County, Tennessee, dated July 09, 1990 and recorded on March 21, 1991.

Subject property has never been primary or marital residence of the herein names Grantor(s), or their spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2614 Woodlawn Drive, Nashville, TN 37212.**

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 my hand(-) this the 11th day of June, 2021.

Thomas S. Wopat by Daniel Kris Wiatr, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel Kris Wiatr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Thomas S. Wopat**, as his Attorney in Fact, as the free act and deed of the within named **Thomas S. Wopat**.

Witness my hand and official seal this the 11th day of June, 2021.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # GSB-VKES21-2614