Karen Johnson Davidson County
Batch# 663842 DEEDWARR
06/24/2021 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20210624-0085744

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535266**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $282,000.00. Taylor Hubbard Affiant Subscribed and sworn to before me, this 14th day of June, 2021. Notary Public My Commission Expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

WARRANTY DEED

Address New Owner: Gissely A Avalos Huerta 1505 Denise Court Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 148 07 0 067.00

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, **Denise Realty, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gissely A. Avalos Huerta and Ramiro Lopez Perez, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 816 on the Plan of Section Eight, Cherokee Hills, as of record in Plat Book 3700, Page 154, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Denise Realty LLC, a Tennessee limited liability company, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20200116-0005871, in the Register's Office of Davidson County, Tennessee, dated January 15, 2020 and recorded on January 16, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Eight, Cherokee Hills, as recorded in Plat Book 3700, Page(s) 154.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4198, Page 609.

This is improved property located at 1505 Denise Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of June, 2021.

Denise Realty, LLC

By: Douglas M. Medrano Amaya, Member

STATE OF VA
COUNTY OF Prince William County

Before me, the undersigned, of the State and County aforesaid, personally appeared Douglas M. Medrano Amaya, Member and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Denise Realty, LLC, a Tennessee limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Member.

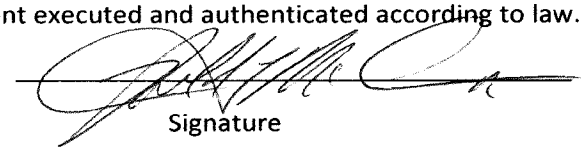
Witness my hand, at office, this 11 day of June, 2021.

Notary Public
My Commission Expires: 02/28/2023

ISLEM XIOMARA PINEDA SOSA
COMMISSION EXPIRES
02-28-2023
REGISTRATION
7640222
NOTARY PUBLIC
COMMONWEALTH
OF VIRGINIA

True Copy Certification

I, Russell J. McCann, 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.

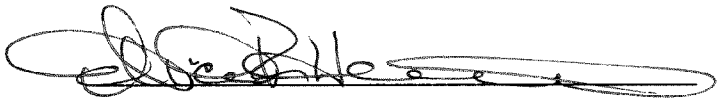


Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal



MY COMMISSION EXPIRES:
JULY 26, 2021