Karen Johnson Davidson County
Batch# 675361 DEEDWARR
07/12/2021 04:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210712-0093542

Prepared By:
Team Title Legal Services, PLLC
Matthew W. Raulston and John F. Dobard
Attorneys at Law
345 Frazier Ave, Suite 206
Chattanooga, TN 37405

Return To:
Community First Title, LLC
1023 East Trinity Lane
Nashville, TN 37216

Address New Owner(s) As Follows	Send Tax Bills To:	(Map Parcel No.)
Nicole Danley and Jorge Andres Herrera Salinas	Movement Mtg	174-01-0A-079-00
1164 Shire Dr.	8024 Calvin Hall Rd.	
Antioch TN 37013	Indian Land SC 29707	

File No: 21-CFT-5

WARRANTY DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, we, Kristen Frasier, Married (herein the "Grantors"), do hereby sell, transfer and convey unto, Jorge Andres Herrera Salinas, unmarried man and Nicole Danley, unmarried woman, tenants in common with right of survivorship (herein the "Grantee"), the following described real estate:

The following described premises, SITUATE in Davidson County, Tennessee, and more particularly described as follows:

BEING all of Lot No. Two (2) on the Final Plat, Rivendell Woods, Phase I, Section II, according to plat and survey of record in Instrument Number 20080829-0088935, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Kristen Frasier, a single person, from Ole South Properties, Inc., a Tennessee Corporation, Warranty Deed dated April 15, 2010 and filed for record on April 21, 2010 in Instrument No. 20100421-0030182, Davidson County, Tennessee records.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Grantee herein assumes and agrees to pay all taxes assessed against said real estate for the year 2021.

TO HAVE AND TO HOLD the same unto the said, Jorge Andres Herrera Salinas, unmarried man and Nicole Danley, unmarried woman, tenants in common with right of survivorship, their heirs and assigns, forever in fee simple.

We hereby covenant that we are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same, that the title thereto is clear, free and unencumbered, except as hereinabove mentioned, and we will forever warrant and defend the same against all lawful claims.

WITNESS our hands as of this 25 day of June, 20 21.

Kristen Frasier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2021, before me personally appeared Kristen Frasier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of June, 2021.

Shalisha Payne, Notary Public
Notary Signature
My commission expires: 10.12.2023

SHALISHA PAYNE
Notary Public, State of Arizona
Maricopa County
Commission # 572045
My Commission Expires
October 12, 2023

STATE OF Arizona
COUNTY OF Maricopa

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: Kristen Frasier
Affiant

Subscribed and sworn to before me on this the 25th day of June, 20 21.

Shalisha Payne, Notary Public
Notary Public
My commission expires: 10.12.2023

SHALISHA PAYNE
Notary Public, State of Arizona
Maricopa County
Commission # 572045
My Commission Expires
October 12, 2023

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 25, 2021.

J. Carlton Drumwright

June 25, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 25, 2021.

Notary

My Commission Expires: 12/18/22

