Karen Johnson Davidson County
Batch# 677550 DEEDWARR
07/15/2021 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210715-0095237

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $270,000.00/

Affiant

Subscribed and sworn before me this the 12th day of July, 2021.

Notary Public
My commission expires: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jose I. Buruca Melgar 309 Wallace Road Nashville, TN 37211	New Owner at property	147-04-0 184.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RANDOLPH L. WILLIAMSON, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSE I. BURUCA MELGAR, UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of the Remainder of Lot No. 92, Beverly Heights, Section 2, as shown on plat of record in Instrument Number 20051027-0130026, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Randolph Williamson by deed dated 06/12/2006, from Mohammed Abulaban of record in Instrument Number 20060620-0073426, Register's Office for said County.

Trina W. Williamson joins in the execution of this Warranty Deed to convey any marital interest she may have in the property. Randolph L. Williamson also known as Randolph Williamson.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 309 Wallace Road, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 12th day of July, 2021.

Randolph L. Williamson

Trina W. Williamson

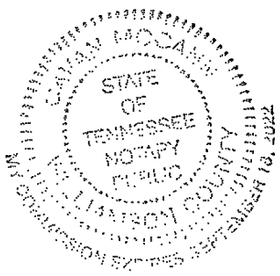
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randolph L. Williamson and Trina W. Williamson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 9/18/22

Notary Public



Certificate of Authenticity

I, HOLLY A MASON, 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 July 12, 2021.

Affiant Signature

7/14/2021
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

(Notary Seal)



My Commission Expires: 1-8-22