Karen Johnson Davidson County
Batch# 680662 DEEDWARR
07/21/2021 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210721-0097718



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of March, 2021.

NOTARY PUBLIC

My commission expires: 05/09/2023

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Juan J. Rojas Abreu and Ana V. Salazar	New owner	149-12B-59.00
(NAME)	(NAME)	
1508 Overcreek Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Stella Kusi-Yeboah, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Juan J. Rojas Abreu and Ana V. Salazar, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, BEING Lot No. 59, on the plan of Forest Cove Subdivision, Phase 2, a Planned Unit Development, of record din Book 9700, Pages 976 and 977, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Stella Kusi-Yeboah by Deed from Craig Homes, Inc., a Tennessee Corporation dated 6/13/2001 of Record in Instrument Number 20010621-0065959, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 1508 Overcreek Drive, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 3rd day of March, 2021.

Stella Kusi-Yeboah

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stella Kusi-Yeboah, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of March, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 march 3, 2021 (date of document).

Connie Taylor
Affiant Signature

3.3.2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of March, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

