Karen Johnson Davidson County
Batch# 681856 DEEDWARR
07/22/2021 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20210722-0098749

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $290,000

Affiant Signature

Subscribed and sworn to before me on this the 14th Day of July, 2021.

Notary Public

My Commission expires 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Dalila Mismit Figueroa & Jose Martin Hernandez-Granados
3296 Anderson Road
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 15003017800

WARRANTY DEED
21NT01560

Effective the 8th Day of July, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jorge A. Murillo and Celia R. Estrada, husband and wife
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Dalila Mismit Figueroa & Jose Martin Hernandez-Granados, as joint tenants with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on Plan of Harbor Landing, Section One, recorded in Book 6250, Page 312, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jorge A. Murillo and Celia R. Estrada, husband and wife, by Warranty Deed from Anna K. Hendricks and Timothy A. Hendricks, as tenants by the entireties, dated 10/01/2014 and recorded 10/06/2014 in Book 20141006, page 0092190, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 3296 Anderson Rd, Antioch, TN 37013

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 13th day of July, 2021

Celia R. Estrada

State of TN }
County of Dickson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Celia R. Estrada,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of July, 2021.

Notary Public

My Commission expires: 1/15/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/15/2024

Jorge A. Murillo by: _____ Attorney In Fact

Jorge A. Murillo by Eva Angelina Romero, Attorney-in-fact

State of _____}
County of _____}

On this 13th day of July, 2021, before me personally appeared **Eva Angelina Romero**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jorge A. Murillo** and who acknowledged that she executed the same as the free act and deed of **Jorge A. Murillo**.

_____
Notary Public

My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Evelin Alexander, 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 13 2021 (date of document).

Affiant Signature

July 20 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024