This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 689469 DEEDWARR
08/03/2021 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210803-0104360

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Emmanuel A. Zurita Peralta 2649 Smith Springs Road Nashville, TN 37217	Emmanuel A. Zurita Peralta 2649 Smith Springs Road Nashville, TN 37217	136-00-0-047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Catherine Sondgereth, Brenda Volp, Tai Orten, and Robert Volp** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emmanuel A. Zurita Peralta, married,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the plan of the Division of the Estate of John C. Estes, deceased, as of record in Minute Book J, page 170, County Court for said County, described as follows:

Beginning in the center of the new part of Smith Springs Road at a point which is the Northwest corner of the property conveyed to Buren Mack Bruce and wife, by deed from L.T. Stevens and wife, of record in Book 2856, Page 347, said Register's Office; said point being the Northwest corner of the property herein conveyed; thence with the center of said road, Easterly eighty feet; thence South 9 degrees 25 minutes West 136.3 feet to a point; thence North 87 degrees West 85 feet to a point which is the Southeast corner of said Bruce property; thence North 11 degrees 20 minutes East 149.7 feet to the point of beginning.

Being the same property conveyed to Wendell S. Sturdivant, a married man by Warranty deed from Sturdivant Group, Inc., a Tennessee Corporation of record in Instrument No. 20171129-0121774 Register's Office for Davidson County, Tennessee, dated October 03, 2017 and recorded on November 29, 2017. (Value of consideration shown in aforementioned deed $199,900.00.)

Being the same property conveyed to Catherine Honea Sondgerath and Tai Orten, married to each other, and Robert F. Volp and Brenda L. Volp, husband and wife by Warranty deed from Wendell S. Sturdivant, a married man of record in Instrument No. 20200114-0005117 Register's Office for Davidson County, Tennessee, dated January 9, 2020 and recorded on January 14, 2020. (Value of consideration shown in aforementioned deed $215,000.00.) Being also known as 2649 Smith Springs Road Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of July, 2021.

_____(SEAL)
Catherine Sondgereth

Brenda Volp by Tai Orten attorney in fact (SEAL)
Brenda Volp by Tai Orten, Attorney-In-Fact

Tai Orten (SEAL)
Tai Orten

Robert Volp by Tai Orten attorney in fact (SEAL)
Robert Volp by Tai Orten, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 2021, before me personally appeared Catherine Sondgereth, Tai Orten, Tai Orten and Tai Orten, 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 27th day of July, 2021.

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 10-12-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 27th day of July, 2021.

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public
My commission expires: 4/30/22
File No. 2021-600

Certificate of Authenticity

I, Tiffany Rooker, 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 **7/27/2021**.

Date

Tiffany Rooker

Affiant Signature

7/27/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27th** day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON