Karen Johnson Davidson County
Batch# 694186 DEEDWARR
08/10/2021 03:30:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20210810-0107962

NEW OWNER:

HERSON G. YAXCAL BELTRAN
738 WILDVIEW DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1284

Map & Parcel 11916004100

Space for Recorder's stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy Thousand and 00/100 Dollars ($270,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DONNA B. MARTIN and BARBARA E. BRUHA,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **HERSON G. YAXCAL BELTRAN and HEYDI ADALGIZA VALLE MILLA, husband and wife,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as Lot No. 137 on the Plan of Battlewood, Section II, as shown on the plat of the same of record in Book 1835, Pages 95 and 96, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 137 fronts 222.85 feet on the southeasterly side of Wildview Drive as measured partly along a curve and runs back 144.24 feet on the easterly line and 149.75 feet on the southerly line to a dead line measuring 46.6 feet thereon.

Being the same property conveyed to RAYMOND F. BRUHA and wife, HELEN M. BRUHA by Warranty Deed from A.D. HEWLETT and wife, FRANCES H. HEWLETT, dated March 26, 1953, and of record in Book 2140, Page 353, Register's Office for DAVIDSON County, Tennessee. Raymond F. Bruha and Helen M. Bruha remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Helen M. Bruha on September 30, 1999; therefore, Raymond F. Bruha was the surviving tenant by the entirety to the property herein. Raymond F. Bruha is now deceased, having died unmarried and intestate on November 9, 2017, in Davidson County,

Tennessee. For further reference to title, see Heirship Affidavit, of record in Instrument No. 202108100107961, Register's Office for Davidson County, Tennessee, wherein Donna B. Martin and Barbara E. Bruha are noted as the only heirs of Raymond F. Bruha.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 738 **WILDVIEW DRIVE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her 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 all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1835, Pages 95 and 96, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

WITNESS OUR SIGNATURE hereto this 9th day of August, 2021.

Donna B. Martin
DONNA B. MARTIN

Barbara E. Bruha
BARBARA E. BRUHA

STATE OF TENNESSEE

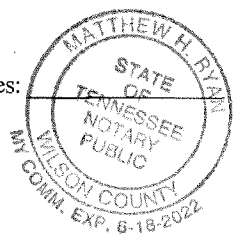
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DONNA B. MARTIN and BARBARA E. BRUHA**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of August, 2021.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$260,000.00.**

AFFIANT

Sworn to and subscribed to before me this 9th day of August, 2021.

NOTARY PUBLIC

My commission expires: 11-5-2024

LORI PATTERSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 8-9-2021.

Affiant
Date: August 10, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10 day of August, 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY