This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-13264-TC

Karen Johnson Davidson County
Batch# 700443 DEEDWARR
08/18/2021 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $947.20
20210818-0111910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $256,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2021.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Raul Torres 329 Alden Cove Drive Smyrna, TN 37167	First Community Mortgage, Inc. 262 Robert Rose Drive, Ste. 200 Murfreesboro, TN 37129	052-11-0-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Iris Rilea, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Raul Torres, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 68, Section II, Part IV, Madison Heights, according to survey and plat appearing of record in Book 2133, page 106, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Iris Rilea, a single woman by Warranty Deed from Andra Carissa Armstrong and Sara Alissa Holloway, married and Daniel Lee Armstrong, the devisees under the Last Will and Testament of Julie Ann Armstrong, dated September 13, 2019, recorded September 17, 2019, of record in Instrument No. 20190917-0094342, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Julie Ann Armstrong by Quitclaim Deed from Edwin Gus Armstrong, dated January 18, 1996, recorded January 18, 1996, of record in Book 9920, page 969; as corrected in Instrument No. 20190917-0094338, said Register's Office. The said Julie Ann Armstrong having since died testate, property passing to her devisees per the terms of The Last Will and Testament of Julie Ann Armstrong, Docket No. 2019 PR 323, in the Chancery Court for Sumner County, Tennessee.

This is improved property located at: **1038 Jasperson Drive, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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; and we do covenant with the 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, unless otherwise herein set out; and we do

further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of August, 2021.

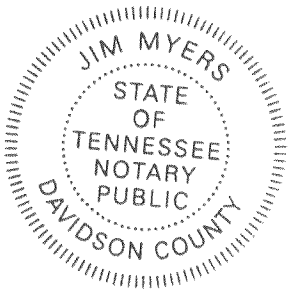
GRANTOR:

Iris Rilea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Iris Rilea, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of August, 2021.



Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 8/18/21.

Affiant Signature

Date: 8/18/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 18, 2021.

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM