THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **570,400.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 701235 **DEEDWARR**
08/19/2021 11:14:46 AM 2 pgs
Fees: $13.00 Taxes: $2,110.48

20210819-0112363

WARRANTY DEED

...LOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Loaiza-Delgado and Giuliana-Correa-Brandao-Loaiza		MAP & PARCEL:
4716 Potomac Lane	**New Owner**	171 03 0A 87.00
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert W. Read, Jr. and Debra Read, Co-Trustees of the Read Joint Revocable Trust, Created April 17, 2018,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Loaiza-Delgado and Giuliana-Correa-Brandao-Loaiza, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 190 on the Plan of Section Four, Fredericksburg, R20 Residential P.U.D. of record in Plat Book 7900, Page (s)509 and Book 7900, Page 749, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert W. Read, Jr. and wife, Debra E. Read by Warranty deed from Alan L. Mannheimer and spouse, Denise Mannheimer of record in Instrument No. 20060503-0051023 Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on May 03, 2006.

Being the same property conveyed to Robert W. Read, Jr. and Debra E. Read, of Co-Trustees of the Read Joint Revocable Trust, Created April 17, 2018 by Quitclaim deed from Robert W. Read, Jr. and Debra E. Read of record in Instrument No. 20180507-0043147 Register's Office for Davidson County, Tennessee, dated May 02, 2018 and recorded on May 07, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4716 Potomac Lane, Brentwood, TN 37027.**

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. 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 16th day of August, 2021.

Read Joint Revocable Trust

BY: _____
Robert W. Read, Jr., ~~Co-Trustee~~

BY: _____
Debra E. Read, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert W. Read, Jr. and Debra E. Read, Co-Trustees** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Co-Trustees** of the **Read Joint Revocable Trust** the within named bargainor, and Trust, and that they as such **Co-Trustees** being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Robert W. Read, Jr. and Debra E. Read,** as such **Co-Trustees.**

Witness my hand and official seal this the 16th day of August, 2021.

My Commission expires 9/2/24

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY