Karen Johnson Davidson County
Batch# 702814 DEEDWARR
08/23/2021 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210823-0113471

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11.8.21
(AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Y-SB-CRE-21-110

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carlos Corzo Tellechea and Dayaelena Napoles Torga	New Owner	
(NAME)	(NAME)	026-01-0-080.00
110 E Cedar St		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMUEL A. FAKUNLE AND HOLLY FAKUNLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARLOS CORZO TELLECHEA AND DAYAELENA NAPOLES TORGA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit: Being the Easterly 12 feet of the property conveyed to Uvie C. Kimmel by deed from W.A. Myers, Sr., Executor as of record in Book 2638, Page 279, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northerly margin of Long Hollow Pike, corner to Freeman, thence North 20 degrees 45 minutes West 163 feet to a point in a rock wall, said point being 2.9 feet West of the corner of a garage, thence with rock wall South 65 degrees 30 minutes West 12 feet; thence South 20 degrees 45 minutes East 163 feet to the Northerly margin of Long Hollow pike; thence North 68 degrees 45 minutes East 12 feet to the beginning.

Being the same property conveyed to Samuel A. Fakunle, an unmarried man by Warranty Deed from Randy K. Cain and Tonya L. Cain, husband and wife of record in Instrument No. 20170405-0033391, Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 05, 2017.

Said Warranty Deed stated Grantees name incorrectly of Samuel A. Fakunle. Grantees name is Samuel A. Fakunle.

Samuel A. Fakunle having since married. Holly Fakunle joins in this instrument to convey any marital interest she has in subject property.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **110 E Cedar St, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 28th DAY OF MAY, 2021.

Samuel A. Fakunle

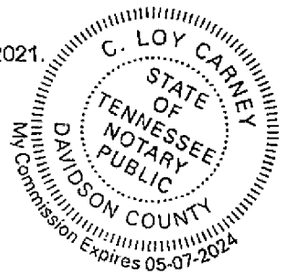
Holly Fakunle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL A. FAKUNLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

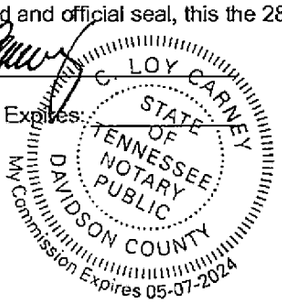


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLLY FAKUNLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2021.

Notary Public
My Commission Expires:
(SEAL)



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5.28.2021 (date of document).

Connie Taylor
Affiant Signature

5.28.2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of May, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

