This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-12567-TC

Karen Johnson Davidson County
Batch# 705525 DEEDWARR
08/26/2021 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210826-0115539

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2021.

Notary Public
My Commission Expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edgar Ramos Ibarraza and Maria Del Rosario Cordero Perez 717 Hamblen Dr Mad. Tn 37115	New Owner	033-15-0-011

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, we, **Heather Loveless and Zachary Loveless, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Edgar Ramos Ibarraza and Maria Del Rosario Cordero Perez, husband and wife**, 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. 201, Section Three, Primrose Acres, according to survey and plat of same appearing of record in Book 2900, page 71, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heather Loveless and Zachary Loveless, wife and husband by Warranty Deed from Emily A. Herbert, a single woman and Samantha R. Morgan, a single woman, dated March 17, 2016, recorded March 18, 2016, of record in Instrument No. 20160318-0026054, Register's Office for Davidson County, Tennessee.

This is improved property located at: **717 Hamblen Drive, Nashville, 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 9th day of July, 2021.

GRANTOR:

Zachary Loveless

Heather Loveless

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zachary Loveless and Heather Loveless, the within named bargainors, 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 9th day of July, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202108260115539

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 7.12.21 (date of document).

Connie Taylor
Affiant Signature

7.12.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

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