Karen Johnson Davidson County
Batch# 707543 DEEDWARR
08/31/2021 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210831-0117342

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/13/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/17/2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4215

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Graciela Wilson	New	150-09-0-207.00
305 Cedarcliff Road	Owner	
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Rosa Alvarez, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Graciela Wilson, a single woman

HEREINAFTER CALLED THE GRANTEE(S), 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. 135 on the Plan of Forest View Park, Section V, Phase II of record in Plat Book 6250, Page 458, 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 Rosa Alvarez by Warranty deed from Troy Stewart of record in Book 9457, page 26, Register's Office for Davidson County, Tennessee, dated August 31, 1994 and recorded on September 06, 1994. Being also known as 305 Cedarcliff Road Antioch, Tennessee 37013. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 305 Cedarcliff Road Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on August 13, 2021.

Rosa Alvarez

Arturo Mariscal

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Rosa Alvarez and Arturo Mariscal, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 13, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-4215

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Ginger L Carlisle, 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 August 13, 2021 (date of document).

Ginger L Carlisle
Affiant Signature

August 27, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of August, 2021.

DOLORES E. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary's Signature

MY COMMISSION EXPIRES: 4/17/2023

NOTARY'S SEAL