Name and Address of New Owner:
Paula Rosario Valdez
365 Tusculum Road
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 719497 DEEDWARR
09/20/2021 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20210920-0125692

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 16104014600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Victoriano Hernandez Lopez, unmarried and Paula R. Jimenez V, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Paula Rosario Valdez, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being part of Lot 5, Goodrich Heights Subdivision, recorded in Book 2663, Page 60 in the Register's Office for Davidson County, Tennessee.

Said property fronts 100 feet on the south side of Tusculum Road and goes back between lines 330.3 feet on the east and 321.2 feet on the west to a line in the rear measuring 100.7 feet thereon.

Being the same property conveyed to Victoriano Hernandez Lopez, unmarried and Paula R. Jimenez V., unmarried by Quitclaim Deed from Victoriano Hernandez Lopez, unmarried dated August 17th 2006 and recorded August 24th 2006 of record in Instrument No. 20060824-0104488 in the Register's Office for Davidson County, Tennessee and Re-Recorded in Instrument No. 20060921-0117209. Further being the same property conveyed to Victoriano Hernandez Lopez by Special Warranty Deed from LaSalle Bank National Association, as Trustee for the Structured Asset Investment Loan Trust 2005-2; By its Attorney in Fact Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc., organized and existing under the laws of the United States of America dated August 17th 2006 and recorded August 24th 2006 of record in Instrument No. 20060824-0104486 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as 365 Tusculum Road, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of September, 2021.

VictorianoHernandezLopez (SEAL)
Victoriano Hernandez Lopez

Paula R Jimenez V (SEAL)
Paula R. Jimenez V.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2021, before me personally appeared Victoriano Hernandez Lopez and Paula R. Jimenez V., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of September, 2021.

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

Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of September, 2021.

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

Notary Signature
My commission expires: 11.8.21

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 9/10/21 (date of document).

Connie Taylor
Affiant Signature

9/10/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of Sept, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

