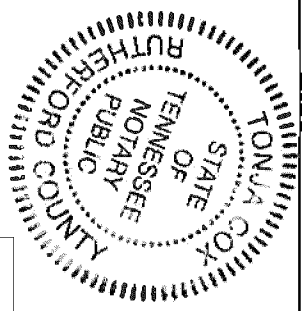
WARRANTY DEED

File #21362



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $303,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/19/24

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 721150 DEEDWARR
09/22/2021 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20210922-0127056

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road #202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorene Pichay	NEW OWNER	-161-13-0-007.00
(NAME)	(NAME)	
5605 Hickory Meadow Court		
(ADDRESS)	(ADDRESS)	
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, I, **Carlos A. Morales Betanzos and wife, Michelle D. Lloyd,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lorene Pichay,** 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 Lot No. 32-A on the Plan of Zone Lot Division of Lot 32, Section Two, Brentwood Meadows of record in Plat Book 5200, Page 782, as amended in Book 6250, Page 683, 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 Carlos A. Morales Betanzos and wife, Michelle D. Lloyd by Warranty deed from Andy King and Amy King, husband and wife of record in Instrument No. 20150922-0096455 Register's Office for Davidson County, Tennessee, dated September 17, 2015 and recorded on September 22, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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.

unimproved ☐
This is improved ☒ property, known as 5605 Hickory Meadow Court, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15 day of September, 2021.

Carlos A. Morales Betanzos
Carlos A. Morales Betanzos

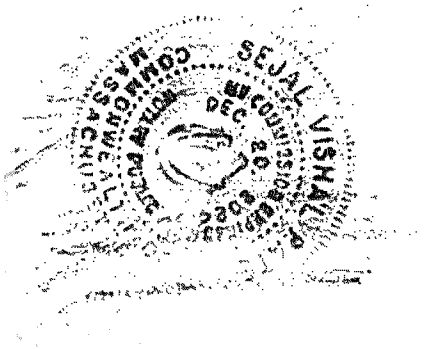
Michelle D. Lloyd
Michelle D. Lloyd

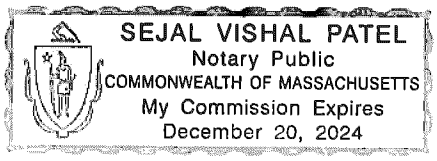
STATE OF Massachusetts
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Carlos A. Morales Betanzos and Michelle D. Lloyd**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2021.

My commission expires: 12/20/2024 _____
Notary Public





RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road #202
Brentwood, TN 37027

Certificate of Authenticity

I, Tonya Loftin, 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 **September 15, 2021**.

Date

Tonya Loftin
Affiant Signature

September 20, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20th day of September, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)