WARRANTY DEED

Karen Johnson Davidson County
Batch# 721760 DEEDWARR
09/22/2021 10:58:55 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20210922-0127337

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 9-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Olvin Alfonso Oviedo Garcia	Olvin Alfonso Oviedo Garcia	164-00-0-068.00
(NAME)	(NAME)	
5974 Mount View Road	5974 Mount View Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elvin Figueroa Paiz,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Olvin Alfonso Oviedo Garcia,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, located approximately 2,000 feet East of Murfreesboro Road, Beginning in the Southerly margin of Mt. View Road at the Northwest corner of a 6.05 acre tract of land of record in Book 1229, Page 37, Register's Office for Davidson County, Tennessee; thence with the West line of said tract South 48 East 194 feet to an iron pin at a spring; thence, South 86 East 188 feet to an iron pin in the South line of the above mentioned tract; thence North 42 15' West 419 feet to an iron pin in the Southerly margin of Mt. View Road; thence Southwesterly with the Southerly margin of said road 150 feet to the point of beginning.

Being the same property conveyed to Haydee Martinez from Jhon Pulecio, for and in consideration of the Final Court Decree of Divorce between parties, filed in Davidson County, Tennessee, Third Circuit Court, Docket No. 14D-299, by Quitclaim Deed on March 10, 2016, of record in Instrument Number 20160414-0035850, Register's Office for Davidson County, Tennessee and further conveyed to Elvin Figueroa Paiz, dated December 11, 2020 and filed for record as Instrument No. 20201215-0147654 in the Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 5974 Mount View Road, Antioch, TN 37013
(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/our hands this 20th day of September, 2021

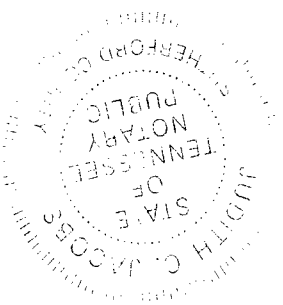
Elvin Figueroa Paiz

State of Tennessee
County of Davidson

Personally appeared before me Elvin Figueroa Paiz, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of September, 2021.

Notary Public Judith C. Jacobs
My Commission Expires: 9-16-25



File No.: 202109033