Karen Johnson Davidson County
Batch# 722018 DEEDWARR
09/22/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210922-0127664

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1487

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of September, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jorge Martinez Jaramillo and Maribel Torres Villanueva 505 Bismark Drive Nashville, TN 37210	First Community Mortgage, Inc 262 Robert Rose Drive Suite 200 Murfreesboro, TN 37129	095-10-0-025.00

WARRANTY DEED

FOR AND IN 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/WE,

Brandon Adams, Trustee of The 505 Bismark Dr Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jorge Martinez Jaramillo and Maribel Torres Villanueva, husband and wife

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 Davidson County, Tennessee, being shown as Tract No. 3 on a copy of survey made by Cantrell, Connell and Morrison, Engineers, dated January 1958, described as follows:

Beginning at a point on the northwesterly margin of Bismark Drive, said point being 140 feet northwesterly from the southeasterly corner of Lot No. 184, on the Plan of Elm Hill Acres, Section IV, as of record in Book 2331, Page 118, said Register's Office; thence northwesterly 342 feet, more or less to the center line of Mill Creek; thence with the center line of Mill Creek, northwesterly 71, feet more or less to a point; thence southeasterly 378.2 feet, more or less to a point in the northwesterly margin of Bismark Drive; thence with the margin of the same, southwesterly 70 feet to the point of beginning.

Being the same property conveyed to Brandon Adams, Trustee of The 505 Bismark Dr Trust by Warranty Deed from Brenda Clinard, a married woman, of record in Instrument No. 20201210-0144438 Register's Office for Davidson County, Tennessee, dated December 02, 2020 and recorded on December 10, 2020. (Value of consideration shown in aforementioned deed $210,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 505 Bismark Drive, Nashville, TN 37210

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 so 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.

Dated this the 16th day of September, 2021.

The 505 Bismark Dr Trust

By: _____

Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

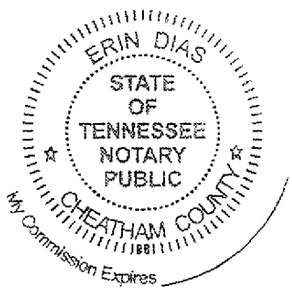
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 505 Bismark Dr Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 16th day of September, 2021.

Erin Dias

Notary Public

My Commission Expires: 8-7-24



Certificate of Authenticity

I, **Joshua A. Terry**, 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 9/16/21.

Affiant Signature

9/17/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/17/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON