Name and Address of New Owner:
Freddy Corona Hipolito and Victor Alfonso Corona
109 Cedarwood Court
Mount Juliet, TN 37122

Send Tax Bills To:
Freddy Corona Hipolito and Victor Alfonso Corona
109 Cedarwood Court
Mount Juliet, TN 37122

Karen Johnson Davidson County
Batch# 723065 DEEDWARR
09/24/2021 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210924-0128285

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

Map & Parcel No: 14909014100

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, **David Sharafi, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Freddy Corona Hipolito, Ma De Jesus Real Aguirre, husband and wife, and Victor Alfonso Corona, an unmarried man, as joint tenants with full rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land Davidson County, Tennessee, being Lot Number 106, Barclay Square, Section 2, of record in Plat Book 4650, Page 124, Register's Office for Davidson, County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Sharafi, unmarried by Warranty Deed from Terry W. Smith, unmarried dated April 27th 2000 and recorded May 2nd 2000 of record in Instrument No. 20000502-0043607, 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: 2383-2385 Una Antioch Pike, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 11th day of August, 2021.

_____(SEAL)
David Sharafi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of August, 2021, before me personally appeared David Sharafi, 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 11th day of August, 2021.

_____
Notary Signature
My commission expires: 11.8.21

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

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 $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
David Sharafi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of August, 2021.

_____
Notary Signature
My commission expires: 8.11.21

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

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 8/11/21 (date of document).

Connie Taylor
Affiant Signature

8/11/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

