Karen Johnson Davidson County
Batch# 723944 DEEDWARR
09/27/2021 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210927-0129059

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $220,000.00

Affiant Signature

Subscribed and sworn to before me on this the 17th day of September, 2021.

Notary Public
My Commission expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-1-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Joel Nieves and Rebeca Pitre
404 Shoreline Cir, Antioch, TN 37013-1475

SEND TAX BILLS TO: 165050A03600CO
Joel Nieves and Rebeca Pitre
404 Shoreline Cir, Antioch, TN 37013-1475

Tax ID: 165050A03600CO

WARRANTY DEED

21NT02277

Effective the 17th day of September, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Patricia Lay, unmarried woman, and John Nick Lay, unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Joel Nieves and Rebeca Pitre , Husband and Wife

Hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 36, Subdivision Plat, Section 1, Phase 1, South Shore, of record in Instrument No. 20020624-0075604, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same premises as conveyed in Warranty Deed from Cesar W. Alvarenga and Yanira J. Garcia De Alvarenga, husband and wife to Patricia Lay, unmarried woman, and John Nick Lay, unmarried man, recorded 06/16/2020 in Document Number 20200616-0062451, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 404 Shoreline Cir, Antioch, TN 37013-1475

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 17th day of September, 2021

Patricia Lay

Patricia Lay

John Nick Lay

John Nick Lay

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Patricia Lay and John Nick Lay, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 17th day of September, 2021.

Notary Public
My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 09-17-2021 (date of document).

Affiant Signature

09/23/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024