Name and Address of New Owner:
Julio Cesar Villanueva Hernandez
313 Rose Street
Nashville, TN 37210

Karen Johnson Davidson County
Batch# 727071 DEEDWARR
09/29/2021 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20210929-0131274

Send Tax Bills To:
New Owner

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

Map & Parcel No: 11901029800

# 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, **Guadalupe Villanueva, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Julio Cesar Villanueva Hernandez, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 139, on the Plan of Overhill City and W. H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 Cumberland Nurseries, as shown on plat of record in Plat Book 332, Page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Guadalupe Villanueva by Warranty Deed from Jason Wakefield, married, and Clyde A. Watson, unmarried dated June 30th 2006 and recorded July 27th 2006 of record in Instrument No. 20060727-0090684 in the 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: 313 Rose Street, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 27th day of September, 2021.

Guadalupe Villanueva (SEAL)
Guadalupe Villanueva

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2021, before me personally appeared Guadalupe Villanueva, 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 27th day of September, 2021.

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

Notary Signature
My commission expires: 11.8.21

**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 $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of September, 2021.

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

Notary Signature
My commission expires: 11.8.21

**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 9/27/21 (date of document).

Connie Taylor
Affiant Signature

9/28/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of Sept., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY

WILLIAM CASTLEMAN JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY