Karen Johnson Davidson County
Batch# 728410 DEEDWARR
10/01/2021 10:50:04 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20211001-0132249

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/24/2024
(AFFIX SEAL)

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James John Collazo and Melinda Rachel Collazo	Same	173 11 0A 027.00
(NAME)	(NAME)	
2129 Blake Drive		
(ADDRESS)	(ADDRESS)	
Anitoch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, WE, **Daniel Enrique Macal, a single man and Nuvia Edith Urizar, a single woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James John Collazo and Melinda Rachel Collazo, 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 Lot No. 92 on the Plan of Section One, Stanford Village, of record in Instrument No. 200002040012060 and Instrument No. 200002040012061, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Enrique Macal, a single man and Nuvia Urizar, a single woman, by Warranty Deed from Lois Kent, an unmarried woman, of record in Instrument No. 20170110-0002998, in the Register's Office of Davidson County, Tennessee, dated January 6, 2017 and recorded on January 10, 2017.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 2129 Blake Drive, Anitoch, TN 37013

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 our hands this 29th day of September, 2021.

Daniel Enrique Macal

Nuvia Urizar by Daniel Enrique Macal, her Attorney in fact

Nuvia Urizar by Daniel Enrique Macal, her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Daniel Enrique Macal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2021.

Notary Public

My Commission Expires:

JOHN HINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Daniel Enrique Macal, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nuvia Urizar, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Nuvia Urizar, for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2021.

Notary Public

My Commission Expires:

JOHN HINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024