WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2021.

Notary Public

COMMISSION EXPIRES: _____

ATT VIXAY VONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
01/18/22

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 729177 **DEEDWARR**
10/04/2021 09:26:11 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20211004-0132809

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pablo Martin Maldonado and Felix Oriano Cornejo	NEW OWNER	060-13-0-148
(NAME)	(NAME)	
7009 Old Nashville Hwy		
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and an equal, undivided tenant-in-common interest to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, being a one-half (1/2) tenant-in-common interest,,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pablo Martin Maldonado and wife, Felix Oriano Cornejo,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the same property conveyed to Lisa H. Taylor, Trustee of the Randy Hillin 2016 Trust and an equal undivided tenant-incommon interest to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, an equal, undivided tenant-in-common interest, by Deed from Lisa H. Taylor, Trustee of the James R. Hillin By pass Trust (said interest being a one-half tenant-in-common interest), dated 05/12/2020 and recorded 05/19/2020 in Instrument Number 20200519-0051790, in the Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 135 on the Plan of Trinity Hills Village, Section 2, First Addition, as of recorded in Book 4460, pages 45 and 45, Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

This property is investment property and not intended to be the primary residence for the Grantees.

For purposes of identifying the aforesaid Trusts and enumerating the powers of the Trustee thereunder, a Certification of said Trusts is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 509 Dyne Court (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37207 (Postal Zip)

File No.: 4988-21
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 30th day of September, 2021.

Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust

Lisa Hillin Taylor, Trustee

Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust

By: Lisa H. Taylor, Trustee

Lisa H. Taylor, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in her capacity as Trustee for the purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2021.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

Commission Expires: _____