Karen Johnson Davidson County
Batch# 729342 DEEDWARR
10/04/2021 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20211004-0133116

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Liova Contreras Hernandez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: MAY 22, 2024
(AFFIX SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/22/2024
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alfonso Castillo Carballo and Liova Contreras Hernandez	First National Bank of Middle Tennessee	Parcel ID: 172 08 0A 033.00
(NAME) 1339 Paulson Way	(NAME) 200 East Main Street	
(ADDRESS) Nashville, TN 37013	(ADDRESS) McMinnville, TN 37110	
(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, I/WE, **Aaron J. Fredette and Irma Fredette, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alfonso Castillo Carballo and Liova Contreras Hernandez, 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. 33 on the Plan of Hunters Branch, Section Two B, of record in Plat 6900, Pages 336 and 337, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Aaron J. Fredette and Irma T. Fredette, husband and wife, by Warranty Deed from Bethany P. Morton NKA Bethany P. Dickerson and husband, Joshua C. Dickerson, of record in Instrument No. 20140429-0035985, in the Register's Office of Davidson County, Tennessee, dated April 21, 2014 and recorded on April 29, 2014.

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.

unimproved ☐

This is improved ☒ property, known as 1339 Paulson Way, Nashville, 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 30th day of September, 2021

Aaron J. Fredette

Irma Fredette

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Aaron J. Fredette and Irma Fredette**, 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 30th day of September, 2021.

Notary Public

My Commission Expires: May 22, 2024

(SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/22/2024 MAURY COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **September 30, 2021**.

Date

Affiant Signature

10/01/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **1st** day of **October**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY