Karen Johnson Davidson County
Batch# 729912 DEEDWARR
10/04/2021 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20211004-0133299

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Florida }
County of Flagler }

The actual consideration or value, whichever is greater for this transfer is: $295,000

Affiant Signature

PHYSICALLY PRESENT

Subscribed and sworn to before me on this the 09 Day of 29, 2021

Notary Public Beatrice F. Murray
My Commission expires: 7-4-2023

Beatrice F. Murray
Comm.#GG352235
Expires: July 4, 2023
Bonded Thru Aaron Notary

NAME AND ADDRESS OF PROPERTY OWNER:
Carlos Zavala Paz & Estela Corea Ramos
240 Maxwell Pl,
Antioch, TN 37013

SEND TAX BILLS TO:
Carlos Zavala Paz & Estela Corea Ramos
240 Maxwell Pl,
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 176010B04700CO

WARRANTY DEED
21NT02287

Effective the 29th Day of Sept., 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,

Elizabeth G. McDonald

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

Carlos Zavala Paz & Estela Corea Ramos, husband and wife

Hereinafter called the GRANTEES, 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 Lot No. 225 on the Plan of Maxwell Place P.U.D. of record in Instrument No. 20050418-0042714 as corrected in Instrument No. 20050614-0067855, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed to Elizabeth G. McDonald, a single woman by Warranty Deed from Beazer Homes Corp. dated 06/29/2007 recorded 07/06/2007 in Book NA, Page NA, as Document Number 20070706-0080955, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 240 Maxwell Pl, Antioch, TN 37013-5813

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 our hands this the 29th day of Sept., 2021

Elizabeth G. McDonald

State of Florida)
County of Flagler)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Elizabeth G. McDonald** 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 person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of Sept., 2021.

Beatrice F Murray
Notary Public
Beatrice F. Murray

My Commission expires: 7-4-2023

PHYSICALLY PRESENT

Beatrice F. Murray
Comm.#GG352235
Expires: July 4, 2023
Bonded Thru Aaron Notary

Certificate of Authenticity

I, Beatrice F. Murray, 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

9-29-2021.
Date

Affiant Signature

09-29-2021
Date

State of Florida

County of Flagler

Sworn to and subscribed before me this 29th day of September, 2021.

Beatrice F. Murray
Notary's Signature

My Commission Expires: 7-4-2023
Date

Notary's Seal (if on paper)

Beatrice F. Murray
Comm. # GG352235
Expires: July 4, 2023
Bonded Thru Aaron Notary

PHYSICALLY PRESENT

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