AFTER RECORDING RETURN TO:
QuickSilva Title & Escrow
4 Alfred Circle
Bedford, MA 01730
File No. 2021-13586

Karen Johnson Davidson County
Batch# 730221 DEEDWARR
10/05/2021 11:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20211005-0133769

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 142-11-0-002-00

WARRANTY DEED

THIS INDENTURE made and entered into on this 17 day of SEPT, 2021, by and between **Eleazar Romero, and wife, Irma Romero,** a mailing address of 7005 Lexington Point Drive, Nashville, TN 37221 hereinafter referred to as Grantor(s) and **Manuel Herrera, an unmarried person and Noemi Herrera, an unmarried person, as joint tenants with right of survivorship,** a mailing address of 7161 Old Harding Pike, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of THREE HUNDRED FORTY THOUSAND AND 00/100 ($340,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Being Lot Number 55 on the Plan of Valley West, Section One, as shown by plat of record in Plat Book 3500, Page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20151027-019097, recorded on 10/27/2015 in Davidson County, Tennessee.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 17 day of SEPT, 2021.

Eleazar Romero

Irma Romero

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Eleazar Romero and Irma Romero, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 17 day of SEPT, 2021.

Notary Public
My Commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Eleazar Romero

STATE OF TN
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 17 day of SEPT, 2021.

Notary Public
Commission Expires 3/2/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Manuel Herrera and Noemi Herrera
7161 Old Harding Pike
Nashville, TN 37221

Name and address of property owner:

Manuel Herrera and Noemi Herrera
7161 Old Harding Pike
Nashville, TN 37221

TRUE COPY CERTIFICATION

I, Jessica Christofaro, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF massachusetts
COUNTY OF middlesex

Personally appeared before me, Lauren Ruth Botchie [Name of Notary],

a notary public for this county and state, Jessica Christofaro [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/2026

Notary's Seal

LAUREN RUTH BOTCHIE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
November 06, 2026