Karen Johnson Davidson County
Batch# 733439 DEEDWARR
10/11/2021 09:28:30 AM 5 pgs
Fees: $28.00 Taxes: $971.25
20211011-0136099

AFTER RECORDING RETURN TO:
Pearl Law Offices, LLC
9391 Olde Eight Road
Northfield, OH 44067
File No. FS210954976

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

Parcel ID No. ~~7 364.00 P 0~~ 160070360400

WARRANTY DEED

THIS INDENTURE made and entered into on this 4th day of October, 2021, by and between **Lourdes Alvarado, unmarried**, a mailing address of 3601 Green Garden Court, Antioch, TN 37013 hereinafter referred to as Grantor(s) and **Andrew Del Cid, as sole owner**, a mailing address of 3601 Green Garden Court, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TWO HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED AND 00/100 ($262,500.00) 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL 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: 20180809-0078731, recorded on 08/09/2018 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 4th day of OCT, 2021.

Lourdes Alvarado

Lourdes Alvarado

* By means of physical presence
* Who has/have produced Driver License as Identification

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Lourdes Alvarado, 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 Broward County, this 4th day of October, 2021.

Notary Public
My Commission expires: 11/20/2022

JULISSA MALDONADO
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # GG925205
My Commission Expires 11/20/2022

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 $262,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Lourdes Alvarado
Affiant

Print Name: Lourdes Alvarado

STATE OF FLORIDA
COUNTY OF BROWARD

* By means of physical presence
* Who has/have produced Driver License as identification

Subscribed and sworn to before me this 4th day of October, 2021 by Lourdes Alvarado

Notary Public
Commission Expires 11/20/2022

JULISSA MALDONADO
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # GG925205
My Commission Expires 11/20/2022

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

Andrew Del Cid
3601 Green Garden Court
Antioch, TN 37013

Name and address of property owner:

Andrew Del Cid
3601 Green Garden Court
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

The following described property in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 357, on the Plan of Section Four-A, Towne Village of the Country, of record In Book 6250, Pages 20 and 21, Register's Office "for said County, to which plan reference is hereby made for a more complete description.

Parcel ID Number: ~~7-364.00-R-0~~ 15 607036400

Property commonly known as: 3601 Green Garden Court, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, JENA BURGESS, 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 10/4/2021 (date of document).

Affiant Signature

10/7/2021
Date

State of OHIO

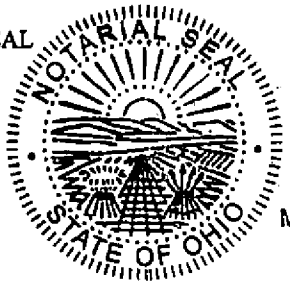
County of LORAIN

Sworn to and subscribed before me this 7 day of OCTOBER, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL



HEIDI A. MEEHAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/22/2024