Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-120

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6893

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7 day of October, 2021

Notary Public

Commission Expires: 3/3/25

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 733580 DEEDWARR
10/11/2021 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20211011-0136275

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ludy Esperanza Lizarazo Sierra and Luis Valerio Parra Quiroga 120 Blackpool Drive Antioch, TN 37013	New American Funding P.O. Box 650076 Dallas, TX 75265	173-10-0C-005.00

WARRANTY DEED

FOR AND IN 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/WE,

Edward G. Imperatore, Esq., Trustee of Imperatore Eugene Testamentary Trust FBO Denise Imperatore Gilkeson dated September 22, 1996

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ludy Esperanza Lizarazo Sierra and Luis Valerio Parra Quiroga, wife and husband

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. 5 on the Plan of Final Plat of Delvin Downs, Phase 1, a Planned Unit Development, of record in Plat at Instrument No. 20070807-0094328, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward G. Imperatore, Esq., sole Trustee of the Eugene Imperatore Testamentary Trust F/B/O Denise Gilkeson by Warranty deed from Capitol Homes, Inc. of record in Instrument No. 20140131-0008810 Register's Office for Davidson County, Tennessee, dated January 30, 2014 and recorded on January 31, 2014. (Value of consideration shown in aforementioned deed $205,000.00.)

Being also known as 120 Blackpool Drive Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 120 Blackpool Drive, Antioch, 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 so 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.

Dated this the 7th day of October, 2021.

Imperatore Eugene Testamentary Trust FBO Denise Imperatore Gilkeson dated September 22, 1996

By: Edward G. Imperatore, Trustee
Edward G. Imperatore, Esq., Trustee

STATE OF NEW JERSEY
COUNTY OF BERGEN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edward G. Imperatore, Esq., Trustee of Imperatore Eugene Testamentary Trust FBO Denise Imperatore Gilkeson dated September 22, 1996** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of October, 2021.

Notary Public
My Commission Expires: 7/8/2025

MARJORIE GONZALES
NOTARY PUBIC OF NEW JERSEY
ID # 50018942
MY COMMISSION EXPIRES JULY 8 2025

Certificate of Authenticity

I, Adam G. LaFever, 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 October 7, 2021.

Affiant Signature

10/7/21
Date

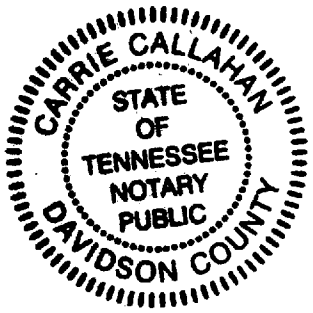
State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-21-120