Karen Johnson Davidson County
Batch# 733894 DEEDWARR
10/11/2021 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20211011-0136685

WARRANTY DEED

STATE OF Tennessee }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is **$355,000.00.**

Sarah E. Jones
Affiant

Subscribed and sworn to before me
This 6th day of October, 2021.

Robert Graves
Notary Public

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2024

My Commission Expires:

Address New Owners as:	Tax Bill To:	Map / Parcel
Veronica Alicia Ramos Robles & Javier Gonzales Montes de Oca **2719 Nodyne Drive** **Nashville, TN 37214**	New Owner	096 13 0 057.00

This instrument prepared by: **Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. This instrument is being prepared from information furnished by the parties without benefit of a title examination.**

FOR AND IN CONSIDERATION of the sum of Ten Dollars **($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Elfriede Muggler, Trustee for E. Muggler Revocable Living Trust dated October 7, 2010** (The "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **Veronica Alicia Ramos Robles AND Javier Gonzales Montes de Oca, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** (The "Grantees"), a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Tract No. I: Land in Davidson County, Tennessee, being Lot 5 on the Final Plat, Woodwind Subdivision, Section l, of record in Book 6900, page 213, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being part of the same property conveyed to E. Muggler Revocable Living Trust dated October 7, 2010 by Elfriede Muggler of record in Reference # 20110504-0034160 Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 2719 Nodyne Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Executed on this 6th day of October, 2021.

E. Muggler, Trustee

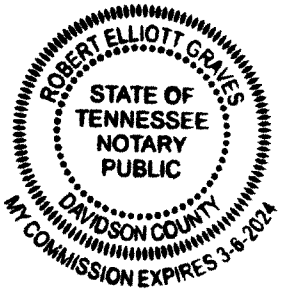
Elfriede Muggler, Trustee for the E. Muggler Revocable Living Trust, dated October 7, 2010

ACKNOWLEDGEMENTS

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared, **Elfriede Muggler, Trustee for the E. Muggler Revocable Living Trust, dated October 7, 2020,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Trustee of the E. Muggler Revocable Living Trust, dated October 7, 2020**, and as such **Trustee** acknowledged that she is authorized to execute the foregoing instrument on behalf **of the E. Muggler Revocable Living Trust, dated October 7, 2020,** the within named bargainor, **a trust**, and that she as such **trustee**, executed the foregoing instrument for the purpose therein contained, by signing the name **of the trust as trustee**.

WITNESS my hand and official seal on this 6th *day of* October, 2021.



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/6/2021 (date of document).

Jennifer Russell
Affiant Signature

10/6/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

