Karen Johnson Davidson County
Batch# 737987 DEEDWARR
10/18/2021 07:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,002.70
20211018-0139220

Name and Address of New Owner:
Roodin Perez Diaz and Teresita Rodriguez Valentin
1108 Sea Grove Point
Madison, TN 37115

Send Tax Bills To:
Roodin Perez Diaz and Teresita Rodriguez Valentin
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 052080A24300CO

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Riley A. Boyd, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Roodin Perez Diaz and Teresita Rodriguez Valentin , husband and wife ,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67 ON THE PLAN OF HERON WALK SECTION 4 PHASE 2 OF RECORD IN PLAT BOOK 9700, PAGE 687, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RILEY A. BOYD, UNMARRIED, BY WARRANTY DEED FROM MARCUS HILL AND WIFE, ANITA H. HILL, RECORDED ON OCTOBER 16, 2002, OF RECORD IN INSTRUMENT NO. 20021016-0127052, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1108 SEAGROVE POINT, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

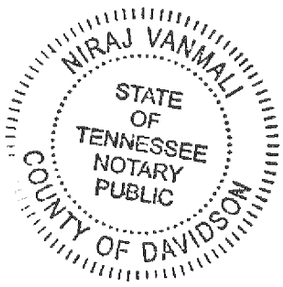
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of October, 2021.

Riley A. Boyd (SEAL)
Riley A. Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of October, 2021, before me personally appeared Riley A. Boyd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of October, 2021.



Notary Signature
My commission expires: 3-8-22

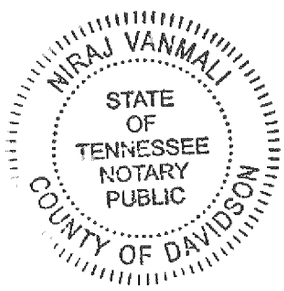
AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $271,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of October, 2021.



Notary Public
My commission expires: 3-8-22
File No. 2021-3365

Tennessee Certification of Electronic Document

I, John A. Bell, Jr, 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 Oct 13, 2021 (date of document).

Affiant Signature

10/14/2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 14 day of Oct, 2021.

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

NOTARY'S SEAL

Teresa Tidwell
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025