Karen Johnson Davidson County
Batch# 741511 DEEDWARR
10/22/2021 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $998.63
20211022-0142022

Name and Address of New Owner:
Elvin Omar Varela and Kenya Y. Guzman
122 Radar Dr.
Antioch TN 37013
Send Tax Bills To:
Elvin Omar Varela and Kenya Y. Guzman
Same

This Instrument Prepared By:

Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 162-13-0-006

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, **Patricia A. Fields**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elvin Omar Varela and Kenia Yolibeth Guzman Rosales, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING lot No. 6 on the Plat of Cedarwood Estates, Section I, revised of record in Plat Book 4675, page 62, Register's Office for said County.

SATD Lot No. 6 fronts 80.0 feet cn the northerly margin of Cedarvalley Drive and extends back 145.65 feet on the westerly line, and 140.12 feet on the easterly line, to a line on the rear on which itmeasures 89.49 feet.

Being the same property conveyed to Marlin Fields and wife, Patricia A. Fields by Deed dated August 25, 8008 from Stephen W. Settle and wife, Gail K. Settle, recorded August 27, 1980, in Book 5642, Page 830, in the Official Records of Davidson County, Tennessee.

Marlin Fields has since died on [illegible] leaving Patricia A. Fields as the sole owner.

This is __X___ improved _____ unimproved property also known as 420 Cedarvalley DriveNashville, TN 37211.

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 18th day of October, 2021.

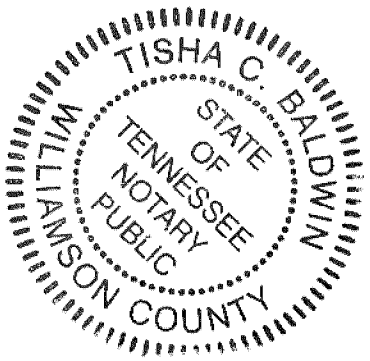
Patricia A. Fields (SEAL)
Patricia A. Fields

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of October, 2021, before me personally appeared Patricia A. Fields, 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 18th day of October, 2021.

Notary Signature
My commission expires: 1-23-23



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 ~~$269,000.00,~~ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*$269,900.00

(Affiant)

Sworn to and subscribed before me this
18th day of October, 2021.

Notary Public
My commission expires: 1-23-23
File No. 2021-396

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Shannon Carter, 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 10/18/21 (date of document).

Affiant Signature

10/20/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

