Karen Johnson Davidson County
Batch# 745293 DEEDWARR
10/27/2021 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211027-0144534

Name and Address of New Owner:
Jose Lugo Lugo
2380 Una Antioch Pike
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14900036800

# 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, **Rafael Molina Ramirez and Denia Yoheli Molina, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jose Lugo Lugo, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being all of Lot No. 2 and excluding all of Lot No. 1 on the Plan of Erskin Subdivision as of record in Book 11190, Page 87 and the First Revision in Instrument No. 20000309-0024165, Register's for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Rafael Molina Ramirez and Denia Yoheli Molina, husband and wife by Warranty Deed from Ginger Erskine Scheld, Unmarried dated May 23rd 2016 and recorded June 8th 2016 of record in Instrument No. 20160608-0057973, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2380 Una Antioch Pike, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 22nd day of October, 2021.

Rafael Molina Ramirez (SEAL)
Rafael Molina Ramirez

Denia Yoheli Molina (SEAL)
Denia Yoheli Molina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of October, 2021, before me personally appeared **Rafael Molina Ramirez and Denia Yoheli Molina**, 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 22nd day of October, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Notary Signature
My commission expires: 11.8.21

**AFFIDAVIT OF VALUE**

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 **$300,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of October, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Notary Signature
My commission expires:



202110270144534

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 10/22/21 (date of document).

Connie Taylor
Affiant Signature

10/26/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

