STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Norma Juarez
Affiant

Subscribed and sworn to before me, this 28 day of OCTOBER, 2021.

Notary Public

My commission expires:

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 747886 DEEDWARR
11/02/2021 01:24:32 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20211102-0146604

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Norma Juarez **Jose Hinojosa Lopez**	**Cardinal Financial Company**	**14913009700**
909 Chadfield Court	**3701 Arco Corporate Dr Suite 200**	
Antioch, TN 37013	**Charlotte, NC 28273**	

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 ACKNOWLEDGE, WE,

Zandraetta L. Tims-Cook, as Trustee of the Tims-Cook Family Trust dated December 17, 2018

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Norma Juarez and Jose A. Hinojosa Lopez, 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. 103 on the Plan of Chadfield, Section One, of record in Book 7900, Page 836, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zandraetta L. Tims-Cook as Trustee of the Tims-Cook Family Trust dated December 17, 2018, by Quitclaim Deed from Zandraetta L. Tims-Cook, dated January 11, 2019, of record in Instrument No. 20191226-0132978, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MM-RuTE-21-907

This is improved (__X__) unimproved (____) property known as 909 Chadfield Court, 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 do 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 in 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.

Zandraetta L. Tims-Cook Date: October 28, 2021

Zandraetta L. Tims-Cook

STATE OF Georgia

COUNTY OF DeKalb

Personally appeared before me, a Notary Public of said County and State, Zandraetta L. Tims-Cook, Trustee of the Tims-Cook Family Trust dated December 17, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand, at office, this 28 day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 9/12/2025

SHANNON WILSON NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA September 12, 2025