Name and Address of New Owner:
Catherine M. Lopez De Hernandez
and Victor Monterrosa
4065 Calumet Drive
Antioch, TN 37013

Send Tax Bills To: US Bank Home mtg.
4501 Frederica St.
Owensboro, TN 42301

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

Karen Johnson Davidson County
Batch# 749240 DEEDWARR
11/04/2021 11:22:46 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50



20211104-0147609

Map & Parcel No: 150140A02100CO

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, **Monica E. Walls and Melissa D. Montoya, Co-Trustees of The Walls Living Trust created by Instrument of revocable trust dated July 7, 2003**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Catherine M. Lopez De Hernandez, unmarried and Victor Monterrosa, unmarried,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Calumet, Phase One, of record in Plat Book 6900, Page 673, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel P. Walls and Nancy A. Walls, as Trustees of The Walls Living Trust created by instrument of revocable trust dated July 7, 2003 by Quitclaim Deed from Samuel P. Walls and Nancy A. Walls, husband and wife dated June 15th 2019 and recorded June 24th 2019 of record in Instrument No. 20190624-0060965 in the Register's Office for Davidson County, Tennessee. Further Being the same property conveyed to Sam Walls and Nancy Walls by deed from Sylvia S. Coile-Lemay and husband, Chris Lemay, of record as Instrument No. 20030725-0104402, Register's Office for Davidson County, Tennessee; and subsequently conveyed to Samuel P. Walls and Nancy A. Walls, Trustees of The Walls Living Trust under agreement dated July 7th 2003 by deed from Samuel P. Walls, Jr. a/k/a Sam Walls and wife, Nancy Anne Walls a/k/a Nancy Walls, of record as Instrument No. 20031203-0173882, said Register's Office; and subsequently conveyed to Samuel P. Walls and Nancy A. Walls, husband and wife, by deed from Samuel P. Walls and Nancy A. Walls, Trustees of The Walls Living Trust under agreement dated July 7th 2003, of record as Instrument No. 20130627-0066282, said Register's Office.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 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 4065 Calumet Drive, Antioch, TN 37013

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 2 day of November, 2021.

The Walls Living Trust created by Instrument of revocable trust dated July 7, 2003

By: _____(SEAL)
Monica E. Walls, Co-Trustee

By: _____(SEAL)
Melissa D. Montoya, Co-Trustee

STATE OF California
COUNTY OF Santa Clara

On this 2 day of November, 2021, before me personally appeared **Monica E. Walls and Melissa Montoya, Co-Trustee's of The Walls Living Trust created by instrument of revocable trust dated July 7, 2003**, 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 2ND day of November, 2021.

See Attached Notary Certificate

_____
Notary Signature
My commission expires: Jan. 28, 2022

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 **$275,000.00**, 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 California
COUNTY OF Santa Clara

Sworn to and subscribed before me this 2ND day of November, 2021.

See Attached Notary Certificate

_____
Notary Signature
My commission expires: Jan. 28, 2022

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara)

On November 2ND, 2021 before me, Ellen Mulberg, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Monica E. Walls & Melissa D. Montoya
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/~~they executed the same in ~~his/her/~~their authorized capacity(ies), and that by ~~his/her/~~their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ELLEN MULBERG
Notary Public - California
Santa Clara County
Commission # 2229737
My Comm. Expires Jan 28, 2022

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ellen Mulberg
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: Nov. 2ND, 2021 Number of Pages: 2
Signer(s) Other Than Named Above: No

Capacity(ies) Claimed by Signer(s)

Signer's Name: Monica E Walls
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer is Representing:

Signer's Name: Melissa D. Montoya
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer is Representing:

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