RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Victor Bustillo and Dina Carballo
913 Kirby Drive
Nashville, TN 37217
SEND TAX BILLS TO:
CrossCountry Mortgage
6850 Miller Road
Brecksville, OH 44141

Karen Johnson Davidson County
Batch# 750583 **DEEDWARR**
11/08/2021 09:44:41 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20211108-0148693

WARRANTY DEED

(Map 107-14-0; Parcel 023.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **TIMOTHY M. SIMMONS AND STEPHANIE J. SIMMONS, HUSBAND AND WIFE,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **VICTOR LONGINO BUSTILLO AND DINA MARGOTH GALVEZ CARBALLO, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, State of Tennessee, being all of Lot No. 388, on the Map of Addition No. 5, Miro Meadows, of record in Book 2330, Page 66, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Timothy M. Simmons and wife, Stephanie J. Simmons, by Warranty Deed dated June 29, 2000 from James R. Skipper, a widower, recorded July 5, 2000, in Instrument Number 20000705-0066311, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 913 Kirby Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantors.

BOX 10-A

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 4th day of November, 2021.

Timothy M. Simmons

Stephanie J. Simmons

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy M. Simmons and Stephanie J. Simmons, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of November, 2021.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of November, 2021.

Notary Public

My commission Expires: 8-19-23

File No. GTS1-2021-679

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY