WARRANTY DEED

Karen Johnson Davidson County
Batch# 752420 DEEDWARR
11/10/2021 09:49:38 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20211110-0150070

B-CB-21-290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cathy Bui	new owner	
309 Dilleray Ct. (NAME) ~~290 Townes Dr and 5325 Townes Ct~~	(NAME)	**162-05-0-077.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUAN A. DELGADO AND WIFE, NORMA C. MONREAL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHY BUI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 168 on the Plan of Hickory Valley, Section 1, of record in Plat Book 4175, Pages 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Juan A. Delgado and Wife, Norma C. Monreal by Warranty deed from Lilia Sarmiento, an unmarried of record in Instrument No. 20040526-0062079 Register's Office for Davidson County, Tennessee, dated May 21, 2004 and recorded on May 26, 2004.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 75, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4353, Page 54, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **290 Townes Dr and 5325 Townes Ct, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 4th DAY OF NOVEMBER, 2021.

Juan A. Delgado

Norma C. Monreal

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUAN A. DELGADO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~4th~~ 5th of November, 2021.

Notary Public
My Commission Expires: JUN 04 2023
(SEAL)

ALBERT NYABWA
Notary Public, State of Texas
Comm. Expires 06-04-2023
Notary ID 132036580

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORMA C. MONREAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~4th~~ 5th of November, 2021.

Notary Public
My Commission Expires: JUN 04 2023
(SEAL)

ALBERT NYABWA
Notary Public, State of Texas
Comm. Expires 06-04-2023
Notary ID 132036580

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212