WARRANTY DEED

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 759524 DEEDWARR
11/23/2021 10:21:36 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20211123-0155296

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Arnulfo A. Alvarado Merida	Arnulfo A. Alvarado Merida	09610010800
(NAME)	(NAME)	
2942 Leatherwood Dr.	2942 Leatherwood Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20212996

For and 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 acknowledged, I/we, **Constantin Gheorghe and Elisabeta G. Gheorghe** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Arnulfo A. Alvarado Merida**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being all of Lot No. 255, on the Plan of Cloverhill Subdivision, Section 5, as of record in Plat Book 2133, page 88 as amended in Book 7757, page 556, Register's office for Davidson County, Tennessee to which plan is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Constantin Gheorghe, married and Nicole D. Gheorghe, unmarried by Deed dated October 23, 2012 and filed of record in Instrument No. 20121101-0100223, Register's Office for Davidson County, Tennessee. Nichole D. Gheorghe conveyed her interest is subject property to Constantin Gheorghe and Elisabeta. G. Gheorghe in Quitclaim Deed dated June 15, 2020 and filed of record in Instrument No. 20200701-0071183, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat and also subject to a Sanitary Sewer and/or Storm Drainage Easement appearing of record in Book 6171, page 984, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2942 Leatherwood Dr., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of November, 2021

Constantin Gheorghe

Elisabeta G. Gheorghe

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Constantin Gheorghe and Elisabeta G. Gheorghe, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of November, 2021.

Notary Public
My Commission Expires: May 29, 2023

SARAH ALVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY