Name and Address of New Owner:
Milton Rene Rapalo Pineda
2208 Beachfront Avenue
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 762371 DEEDWARR
11/29/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20211129-0157280

Send Tax Bills To:
Milton Rene Rapalo Pineda
2208 Beachfront Avenue
Antioch, TN 37013

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 165-05-0A-136.00

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, **John Dortch and Morgan Dortch, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Milton Rene Rapalo Pineda,** and wife, Shana Hernandez "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 175, South Shore, Section 1, Phase 2, as shown on plat of record in Instrument #20050210-0015592, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Dortch and Morgan Dortch, husband and wife, from CMH Parks, Inc., by Warranty Deed dated November 4, 2016 and recorded November 7, 2016 in Instrument #20161107-0117938, said Register's Office.

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 24th day of September, 2021.

_____(SEAL)
John Dortch

_____(SEAL)
Morgan Dortch

STATE OF NC
COUNTY OF RANDOLPH

On this 24th day of September, 2021, before me personally appeared John Dortch and Morgan Dortch, 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 24th day of September, 2021.

_____
Notary Signature
My commission expires: 8/6/2024

DIANE B. FANEGO
Notary Public, North Carolina
Randolph County
My Commission Expires
August 06, 2024

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 $215,000.00, 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 TN
COUNTY OF Williamson

Sworn to and subscribed before me this 24th day of September, 2021.

_____
Notary Signature
My commission expires: 9/21/24

JONATHAN RHYNE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9.24.21 (date of document).

Connie Taylor
Affiant Signature

9.24.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/8/21

NOTARY'S SEAL

