Karen Johnson Davidson County
Batch# 762396 DEEDWARR
11/29/2021 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,470.75
20211129-0157314

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Jose Pablo Juarez et al
1095 Rambling Brook Road
Nashville, TN 37218

SEND TAX BILL TO:
New Owner

Map/Parcel
#058090A33000CO

MORTGAGEE:
None

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Crystal S. Jefferson, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jose Pablo Juarez and Maria Isabel Moreno**, 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:

Land in Davidson County, Tennessee, being **Lot No. 254** on the **Plan of Jordan Ridge at Eaton's Creek, Phase 8, "a Cluster Lot Planned Unit Development", formerly Creekside Trails**, of record in Instrument No. 20120629-0057088, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Crystal S. Jefferson, unmarried, by Warranty Deed dated November 7, 2012, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20121109-0103689, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **613 Cato Ridge Lane, Nashville, Tennessee 37218.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 HAND, this the **18th** day of **November, 2021**.

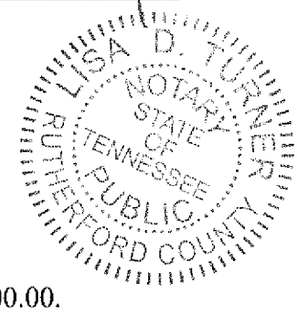
Crystal S. Jefferson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Crystal S. Jefferson,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of November, 2021.

Lisa D. Turner
NOTARY PUBLIC



My Commission Expires: 1/30/2024

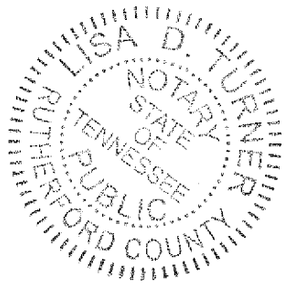
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $397,500.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of November, 2021.

Lisa D. Turner
NOTARY PUBLIC



My Commission Expires: 1/30/2024

File No. 21106800

Electronic Document Certification

I, **Susan G. Cox**, 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 November 18, 2021.

Susan G. Cox

Susan G. Cox

Date: 11-19-2021

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me, this the 19th day of November, 2021.

Dawn Adcock
NOTARY PUBLIC

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Susan G. Cox**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 19th day of November, 2021.

Dawn Adcock
NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY