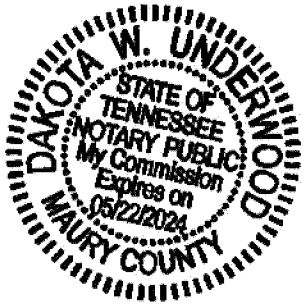
Karen Johnson Davidson County
Batch# 762445 DEEDWARR
11/29/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $973.10
20211129-0157381

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: MAY 22, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mauricio A. Romero and Erbin L. Romero	New Owners	Parcel ID: 086 12 0 009.00
(NAME) P.O. Box 2292	(NAME)	
(ADDRESS) Smyrna, TN 37167	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carlos A. Rios, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mauricio A. Romero, a married man and Erbin L. Romero, a married man,tenants in common** 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:

Being Lot No. 20 on the Plan of Section Three, Hermitage Woods, as shown by plat of record in Plat Book 5050, Page 110, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carlos A. Rios, unmarried, by Deed from Bryce A. Miller, an unmarried person, of record in Book 10030, Page 608, in the Register's Office of Davidson County, Tennessee, dated April 26, 1996 and recorded on April 30, 1996.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 469 Rockwood Drive, Nashville, TN 37076

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 we do covenant with the said Grantees 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 Grantees, 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 our hands this 18th day of November, 2021

Carlos A. Rios by Marie Velasquez, Attorney-in-Fact

Carlos A. Rios
by Marie Velasquez, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary, personally appeared **Marie Velasquez** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Carlos A. Rios** , and who acknowledge that he/she executed the same as the free act and deed of the said **Carlos A. Rios**, by virtue of a Power of Attorney, duly executed and appearing of record in Record Book _____ , Page _____ , said Register's Office. 202111290157380

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

NOTARY

MY COMMISSION EXPIRES

LATOYA W. UNDERWOOD STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/22/2024 MAURY COUNTY

Certificate of Authenticity

I, Christie Daniels, 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.

Date

Christie Daniels

Affiant Signature

November 22, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22 day of November, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY