Karen Johnson Davidson County
Batch# 771625 DEEDWARR
12/10/2021 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $628.63
20211210-0164098

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8020

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of December, 2021

Notary Public

Commission Expires: 7/22/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Genaro Canales Ayala 3250 Lakeford Drive Nashville, TN 37214	First National Bank of America ISAOA P.O. Box 980 East Lansing, MI 48826-0980	108-12-0-134.00

WARRANTY DEED

FOR AND IN 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,

Brandon Adams, Trustee of The 3250 Lakeford Dr Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Genaro Canales Ayala, a married man

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. 38-B on the Plan of Zone Lot Division, Lots 38 & 121 of Section 4 East Lake Subdivision of record in Plat Book 5800, Page 398, amended in Book 5200 Page 739 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. H. Love, and wife Norma H. Love by Special Warranty deed from Secretary of Veterans Affairs of record in Book 11543, page 142, Register's Office for Davidson County, Tennessee, dated June 22, 1999 and recorded on

June 25, 1999. (Value or consideration shown in aforementioned deed $57,000.00.)

Being the same property conveyed to Brandon Adams, Trustee of The 3250 Lakeford Dr. Trust by Warranty deed from J.H. Love and wife, Norma Love of record in Instrument No. 20211012-0137298 Register's Office for Davidson County, Tennessee, dated October 07, 2021 and recorded on October 12, 2021. (Value of consideration shown in aforementioned deed $1,60,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **3250 Lakeford Drive, Nashville, TN 37214.**

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 so 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.

Dated this the 7th day of December, 2021.

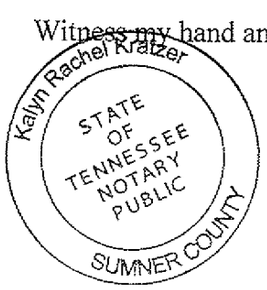
The 3250 Lakeford Dr Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 7th day of December, 2021, before me personally appeared Brandon Adams, Trustee of The 3250 Lakeford Dr Trust, 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 and official seal at this 7th day of December, 2021.



_____
Notary Public
My Commission Expires: 7/22/25

Certificate of Authenticity

I, **Joshua A. Terry**, 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 December 7th 2021.

Affiant Signature

12/8/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/8/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON