Karen Johnson Davidson County
Batch# 779464 DEEDWARR
12/23/2021 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $658.60
20211223-0169908

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $178,000

Affiant Signature

Subscribed and sworn to before me on this the 16th Day of Dec 2021

Notary Public

My Commission expires 7/7/2025

NAME AND ADDRESS OF PROPERTY OWNER:
Juan Ramon Claros Perez
1208 Thompson Place
Nashville, TN 37217

SEND TAX BILLS TO:
Juan Ramon Claros Perez
1208 Thompson Place
Nashville, TN 37217

MAP AND PARCEL NUMBER: Tax ID # 10713008600

WARRANTY DEED

21NT03186

Effective the 16th Day of Dec., 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mike Dietrich and wife, Paige Dietrich

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JUAN RAMON CLAROS PEREZ, AN UNMARRIED MAN AND FLORISELDA YANIRA OSORTO BLANCO, AN UNMARRIED WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

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. 285 on the Plan of Miro Meadows Subdivision, Section Two, of record in Plat Book 1424, Page 112, Register's Office, Davidson County, Tennessee.

Said Lot No. 285 fronts 78 feet on the south side of Thompson's Place and runs back between lines 196.2 feet on the west line and 192.3 feet on the east line to a deadline in the rear on which it measures 78 feet.

Being the same property as conveyed to Mike Dietrich and wife, Paige Dietrich by Warranty Deed from Terry Holleman and J.C. Kyle dated 03/07/2014 recorded 03/14/2014 in Book na, Page na, as Document Number 20140314-0021467, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1208 Thompson Pl, Nashville, TN 37217-1806

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 10 day of Dec, 2021

Paige Dietrich

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Paige Dietrich**, the within named bargainer, 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.

Notary Public

My commission expires: 6/24/23

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Mike Dietrich

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mike Dietrich**, the within named bargainer, 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.

Notary Public

My commission expires: 6/24/23

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Kesha Herron 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 12-16-21 (date of document).

Kesha Herron
Affiant Signature

12-20-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th of December, 2021.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024