Karen Johnson Davidson County
Batch# 784433 DEEDWARR
01/04/2022 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,239.13
20220104-0001353

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

KEMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $ ~~334,900.00~~

Affiant

Subscribed and Sworn before me this 23rd day of December , 2021.

Notary Public
My commission expires: 4-23-25

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Erika Del Carmen Diaz Cruz and Rene Lucas Rodriguez 263 Ash Grove Drive, Nashville, TN 37211	~~The same~~ CWB Mtg dba CWBF Inc 3160 Crow Canyon Rd. Ste 400 San Ramon CA 94583	162-09-0-065

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, **Saul O. Gonzalez and wife, Nohemi A. DeVicente**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Erika Del Carmen Diaz Cruz and Rene Lucas Rodriguez,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hickory View, Section I, of record in Book 5210, page 221, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Also being the same property conveyed to Saul O. Gonzalez, married, on 04/06/2004 by deed from Norma Marin, unmarried, and Maritza Isabel Marin, unmarried, filed for record on 04/14/2004 in Instrument No. 20040414-0041858, in the Register's Office for Davidson County Tennessee.

Being the same property conveyed to Saul O. Gonzalez and wife, Nohemy A. DeVicente by Quitclaim Deed dated 11/08/2013 and recorded on 11/22/2013 in Instrument No. 20131122-0120266, Register's Office of Davidson County Tennessee.

Saul O. Gonzalez and Saul Orlando Gonzalez are one and the same.

Nohemy A. DeVicente and Nohemi A. DeVicente are one and the same.

This is [X] improved [ ] unimproved property known as 263 Ash Grove Drive, Nashville, TN 37211 .

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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 22 day of Dec., 2021

Saul Orlando Gonzalez by Joselin Danista Blade; Attorney In Fact
Saul Orlando Gonzalez by Joselin Danista Blade, Attorney-In-Fact

Nohemi Alcira DeVicente by Joselin Danista Blade, Attorney In Fact
Nohemi Alcira DeVicente by Joselin Danista Blade, Attorney-In-Fact

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, of the state and county mentioned, personally appeared Joselin Danista Blade as attorney in fact for Saul Orlando Gonzalez by virtue of a power of attorney dated _____ to me known, or proved on sufficient evidence, to be the person or persons described herein and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed and as the free act and deed of Saul Orlando Gonzalez. Reference Power of Attorney of record in Record Book _____, page _____, Register's Office for Rutherford County, Tennessee.

202201040001352

This the 22 day of Dec, 2021.

Jami K. Averwater
Notary

JAMI K. AVERWATER TENNESSEE NOTARY PUBLIC My Comm Exp. 01-03-2022 COUNTY OF DAVIDSON

My commission expires: 1-3-22

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned, of the state and county mentioned, personally appeared Joselin Danista Blade as attorney in fact for Nohemi Alcira DeVicente by virtue of a power of attorney dated _____ to me known, or proved on sufficient evidence, to be the person or persons described herein and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed and as the free act and deed of Nohemi Alcira DeVicente. Reference Power of Attorney of record in Record Book _____, page _____, Register's Office for Rutherford County, Tennessee.

202201040001352

This the 22 day of Dec, 2021.

Jami K. Averwater
Notary

JAMI K. AVERWATER TENNESSEE NOTARY PUBLIC My Comm Exp. 01-03-2022 COUNTY OF DAVIDSON

My commission expires: 1-3-22

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12-22-2021 (date of document).

Affiant Signature

12-16-2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 16th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY